

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Demolition of part of "Block F", comprising removal of the Hall, Changing Rooms, and associated offices and corridor. Making good of exposed masonry, with new structural peer and new external double door to retained corridor. Alterations to landscaping to provide new pedestrian footpath to new external door.
LOCATION:	Havant Academy, Wakefords Way, Havant, PO9 5JD
REFERENCE NO:	APP/25/00623
APPLICANT:	The Kemnal Academies Trust
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	23/12/2025
APPLICATION EXPIRY DATE:	05/12/2025
WARD:	Leigh Park Central and West Leigh
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The site forms part of the Havant Academy school which is located to the north of Wakefords Way.

At the time of the site visit the hall building and adjacent changing rooms had already been demolished. The main school buildings are located to the north and east of the site.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

APP/22/00407 Replacement windows and doors, replacement white and purple spandrel panels to match existing to Communities block. Permitted 08/09/22

APP/15/01038 Consultation by Hampshire County Council for the demolition of existing swimming pool and construction of a fenced tarmac playcourt. Permitted 09/09/15

APP/11/01283 Hampshire County Council Consultation for temporary access to contractors compound. Permitted 27/07/11

APP/11/00031 Hampshire County Council application for partial demolition of surplus buildings; construction of a new lift enclosure, to enhance access; enclosure of courtyard between existing two and three storey buildings; partial

reclad of existing buildings to enhance environmental conditions, all to include associated landscaping at Havant Academy.

APP/10/00295 Display of 2No. non illuminated hanging banners and externally illuminated lettering on roof. Granted 01/09/10

3. Proposal

Demolition of part of "Block F", comprising removal of the Hall, Changing Rooms, and associated offices and corridor. Making good of exposed masonry, with new structural peer and new external double door to retained corridor. Alterations to landscaping to provide new pedestrian footpath to new external door.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025 N/A

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS7 Community Support and Inclusion

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

CS20 Transport and Access Strategy

DM10 Pollution

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Gas - IM and MP Pipelines

No comments received

Environment Agency

No comments received

Ecologist

No comments received

Hampshire Highways

Original Comments:

In regard to application APP/25/00623, having reviewed the information contained within the application pack, there would be **no objection** to the proposals from a highway perspective, subject to a condition being applied as outlined below.

It is understood that following the completion of the works there will be no direct impact upon the highway, given that no on site parking will be lost, and access in and out of the site will remain unchanged.

It would however be requested that a Construction Site Management Plan (CSMP) is provided (secured via condition) by the applicant prior to the demolition works being undertaken to ensure there are no highway impacts in terms of vehicles moving in and out of site during the demolition period.

CONDITION

CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No demolition shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries and removals associated with all demolition works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during demolition;
- (f) Location of temporary site buildings, compounds, demolition material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process; and
- (h) Details as to how any demolition related vehicle arrival and departures will be managed to avoid school drop-off and pick-up times.

Demolition work shall only take place in accordance with the approved method statement.

Reason – In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Officer Comment: *Additional information was subsequently submitted by the applicants responding to this consultation – Hampshire Highways were duly reconsulted (see below).*

Final Comments

Having reviewed the below email, attachments, and submitted Risk Assessment Method statement, I can confirm that I am happy with the arrangements in place – in terms of providing details that would normally be encompassed in a Construction Site Management Plan – and as such can confirm no objection to the proposals from a highway perspective.

Environmental Health Commercial Team

There are no adverse comments to the above application from Commercial Team Environmental Health Services.

Environmental Team

Environmental Health has no objection to the proposals, providing a suitable condition is included requiring measures to minimise noise and dust and manage demolition activities to minimise adverse impacts to nearby sensitive receptors.

Recommended condition

Demolition Management Plan

Prior to the commencement of any works, a Demolition Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from demolition activities including arrangements to monitor noise emissions from the development site during the demolition phase
- the control of dust including arrangements to monitor dust emissions from the development site during the demolition phase
- measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Demolition Method Statement, unless otherwise approved in writing by the Local Planning Authority.

Reason: in the interests of residential amenity, to ensure the details are acceptable to the Local Planning Authority and to avoid significant adverse impacts.

Officer Comment: *The demolition has already been carried out and details now submitted address noisy activity times, dust and mud.*

Portsmouth Water

No comments received

Havant Biodiversity Information Centre

Within 50m SINC and Ancient Woodland Inventory

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site Notice 19.11.25	19/11/2025	10/12/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 50

No comments received.

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

The key areas for consideration are:

- (i) Principle of Development
- (ii) Impact on character and appearance of the area
- (iii) Impact on Residential Amenity
- (iv) Highways and Parking
- (v) Impact on the School
- (vi) Ecological matters
- (vii) Biodiversity Net Gain
- (viii) Construction / Demolition issues

(i) Principle of Development

The site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The works are required in relation to the safety of the buildings within the school and are therefore supported in principle.

(ii) Impact on character and appearance of the area

The proposal relates to two main aspects, the demolition of a hall and changing room / office building and the re-facing of the retained building.

The demolition has already been carried out and this appears to have taken place in a well ordered fashion which is important in relation to the operation of the school. The buildings demolished were all of modern flat roof design and of no architectural interest. The demolition is considered acceptable in terms of the character and appearance of the area. It is understood that the demolition was required to remove RAAC concrete which is vulnerable to failure which is a safety risk.

The refacing of the walls of retained buildings including the northern elevation of the main hall will be carried out. The hall wall will be rendered and other walls will include infilled windows and also be rendered. These changes are considered acceptable.

(iii) Impact on Residential Amenity

The closest residential properties are located in Wakefords Way No's. 47-57 (odd) and Stansted Crescent 43-59 (odd). It is not considered that the demolition of the buildings or the refacing of retained buildings would have a harmful impact on the residential amenities of the nearby properties. The construction phase is considered in (viii) below.

(iv) Highways and Parking

The proposal would not impact existing on site parking and there would be no additional parking requirement associated with the development.

(v) Impact on the School

The submitted Design and Access Statement sets out the requirements for the works stating:

The application seeks permission to demolish part of Block F due to the presence of RAAC in the building fabric. Excessive degradation of the RAAC could result in sudden failure or collapse of the building, making these spaces unsafe to use. In addition, a part of the external walkway canopy that links the sports hall to the building will be taken down as well.

The proposals are therefore understood to be required to ensure that the school buildings are safe and are supported.

(vi) Ecological matters

The application has been supported by a Preliminary Ecological Appraisal which includes desk to and site surveys. This concludes that there is no impact on protected species. In relation to habitats impacted the development would *only have impacts relating to urban habitats (u1b5 & u1b6). There are to be no temporary or permanent impacts relating to modified grassland or individual trees.*

It is not considered that the proposals would result in a negative impact on ecology.

(vii) Biodiversity Net Gain

The Preliminary Ecological Appraisal states:

The existing habitats on site are of very low to medium distinctiveness. The current proposals do not exceed 25m2 of any habitat removal. As per the exemptions set out in 'paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990' and the 'Biodiversity Gain Requirements (Exemptions) Regulations 2024', the application would be exempt on the following grounds:

- Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of on-site habitat, or 5 metres of linear habitats such as hedgerows.*

BNG is not required for the current proposals. There are no requirements for further surveys and/or assessment.

It is accepted that the proposal is exempt from BNG requirements.

(viii) Construction / Demolition issues

The main potential impacts in relation to the development in terms of neighbouring residential properties and the surroundings is considered to relate to the demolition phase and it is noted that this has been completed. No objections or concerns have been raised by residents.

The application now includes additional details in relation to the development phase and it is noted that the works are being carried out in a manner to minimise impacts on the surroundings and the school environment.

It is noted that Hampshire Highways and Environmental Health have recommended a Construction Management Plan in relation to the demolition, however further information has now been submitted and the demolition has already taken place. It is therefore considered appropriate that a compliance condition be imposed to ensure that the works take place in accordance with the submitted construction details.

8 Conclusions

In conclusion, the proposal is considered acceptable in principle and would have a limited and acceptable impact on the character and appearance of the area.

The impact on residential amenity is considered acceptable and there would be no additional parking or access requirements associated with the works.

The development is understood to be required to remove RAAC concrete in the interest of the safety of school buildings and this is supported.

Ecological impacts have been considered and are limited and acceptable.

Finally, demolition and construction issues have been considered and appropriately addressed to limit impacts on the surroundings.

Planning Permission can therefore be recommended.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00623

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Site Location Plan RAAC0511- BOX-XX-XX-D-A-0300 Rev C01

Proposed Site Plan RAAC0511- BOX-XX-XX-D-A-0311 Rev C04

Proposed General Arrangement RAAC0511- BOX-XX-XX-D-A-0312 Rev C04

Proposed Roof Plan RAAC0511- BOX-XX-XX-D-A-0313 Rev C02

Proposed Elevations RAAC0511-BOX-XX-XX-D-A-0314 Rev C04

Design and Access Statement box architects Rev C03 19/11/25

Preliminary Ecological Appraisal Pennine ecological Version 1.0 October 2025

Method Statement Collard Wates Method Statement No. C9292/01 Rev 04 7/11/25
Construction Phase Plan (Health and Safety) Wates Project No. 742167 dated 08/09/25
Contract Programme No. RAAC0511/DfE/Hav/01 Rev K 04/11/25
Construction Management response to HCC Highways uploaded 2nd December 2025
BNG De-Minimis Exemption Letter Version 1.0

Reason: - To ensure provision of a satisfactory development.

2. The development shall be carried out in accordance with the following construction management information unless otherwise agreed in writing by the Local Planning Authority:

- Method Statement Collard Wates Method Statement No. C9292/01 Rev 04 7/11/25,
- Construction Phase Plan (Health and Safety) Wates Project No. 742167 dated 08/09/25
- Contract Programme No. RAAC0511/DfE/Hav/01 Rev K 04/11/25
- Construction Management response to HCC Highways uploaded 2nd December 2025

Reason: To ensure that the development is managed to limit the impact on the surrounding environment including residential amenities having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and
Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial site visit.