

Mr Ian Gates
Cowplain School Hart Plain Avenue
Waterlooville Hampshire PO8 8RY

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Portsmouth PO6 2AQ

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Notification of Decision: Approve with Conditions

Application Number: APP/25/00610

Site Address: Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY

Proposal: **Erection of a school theatre building and changing rooms to serve adjacent sports facilities, with associated landscaping, planting, and ancillary works.**

Further to your application received on 18 July 2025 which was valid from 12 September 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>SITE PLAN SHOWING PROPOSED TREES & EXTENT OF RED BOUNDARY Revision B</p> <p>PROPOSED FLOOR PLANS Revision A</p> <p>PROPOSED SITE PLAN Rev C</p> <p>Site Plan – Drawing No. GS467.CowplainSchool.SPP H3h Mixed Scrub. Version 3</p>

	<p>Location Plan, Proposed Elevations</p> <p>Materials, Samples & 3 D Image</p> <p>Proposed Sections Plan</p> <p>Tree Retention and Protection Plan</p> <p>Tree Constraints Plan</p> <p>& 3 D images</p> <p>Documents:</p> <p>Design & Access Statement</p> <p>Travel Plan</p> <p>Biodiversity Net Gain Assessment</p> <p>BNG Condition Assessment</p> <p>Flood Risk Assessment</p> <p>Environment Noise impact Assessment</p> <p>Ecological Impact Assessment</p> <p>BREEAM Pre Assessment</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>No development shall commence above slab level until details and / or samples of all external facing materials have been submitted to and agreed in writing by the Local Planning Authority, and the approved materials shall be used in situ thereafter.</p> <p>Reason: To protect the visual amenities of the locality in accordance with policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.</p>

4	<p>No development shall commence above slab level until details of all new windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details to include: a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set; b) full size glazing bar section (if applicable); and c) the method of opening and external finishes. All work shall be carried out in full accordance with the approved details and shall be retained thereafter.</p> <p>Reason: To protect the visual amenities of the locality in accordance with policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework.</p>
5	<p>No development should commence beyond slab level until details of the proposed solar array is provided. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the development complies with CS14 of the local plan</p>
6	<p>The development hereby permitted shall be constructed to include the energy efficiency measures as stated. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the development complies with CS14 of the local plan.</p>
7	<p>No development should commence above slab level until details of the green roof proposed have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The green roof shall not be used as an amenity space and shall only be accessed for essential maintenance or repair, or a means of escape in case of an emergency.</p> <p>The green roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p>

8	<p>The development hereby permitted shall only be carried out in accordance with the submitted Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).</p> <p>Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p>
9	<p>No development shall take place until a surface water drainage scheme based on sustainable drainage principles and a comprehensive assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The scheme shall subsequently be implemented in accordance with the approved details before any building within that phase is occupied. Details of how the scheme shall be maintained and managed after completion shall also be included.</p> <p>Reason: To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site.</p>
10	<p>No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be implemented to ensure there is no increased risk to controlled waters or drinking water supplies.</p> <p>Piling or any other foundation construction methods using penetrative methods could allow hazardous substances and non-hazardous pollutants to enter groundwater by for example, mobilising contamination and creating preferential pathways. Thus, it should be demonstrated that any proposed piling a. Will not result in contamination of groundwater, b. nor any increased risk to drinking water supplies (including turbidity), c. nor deterioration in the transmissivity of the aquifer.</p> <p>Reason: In accordance with National Planning Policy Framework paragraph 109 and policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.</p>

11	<p>No development shall start on site until a construction environmental management plan has been submitted to and approved in writing by the Planning Authority in consultation with Portsmouth Water detailing all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.</p> <p>Reason: Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
12	<p>No development shall start on site until a construction site and environmental management plan has been submitted to and approved in writing by the Planning Authority, which shall include:</p> <ul style="list-style-type: none"> (a) Development contacts, roles and responsibilities (b) Public communication strategy, including a complaints procedure. (c) A programme of and phasing of demolition (if any) and construction work; (d) The provision of long term facilities for contractor parking; (e) The arrangements for deliveries associated with all construction works, taking into account school start and finish times; (f) Access and egress for plant and machinery; (g) Protection of pedestrian routes during construction; (h) Location of temporary site buildings, compounds, construction material, and plant storage areas; (i) A Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust. (j) 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. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. Demolition and construction work shall only take place in accordance with the approved method statement. (k) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

	<p>(l) Measures to control light spill and glare from any floodlighting and security lighting installed. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the details so approved.</p> <p>Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
13	<p>If, during development, contamination not previously identified is found to be present at the site then the local planning authority must be notified immediately. No further development (unless otherwise agreed in writing with the local planning authority in consultation with Portsmouth Water) shall be undertaken in that phase until the developer has submitted and had approved a site investigation, risk assessment and remediation strategy report, detailing how to mitigate the contamination identified. The remediation strategy approved by the local planning authority shall be implemented in full before development in that phase recommences.</p> <p>Reason: To ensure that risks from land contamination to drinking water supplies are remediated in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
14	<p>The combined noise rating level of plant and equipment on the site shall not exceed 38 dB LA, 1hr when measured at the nearest noise sensitive residential receptor in accordance with BS4142:2014+A1:2019.</p> <p>Reason: To protect residential amenity in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
15	<p>Within one month of any external plant on the site becoming operational, a noise assessment shall be submitted for approval to the local planning authority to demonstrate that the noise rating level limit detailed in condition 14 complied with. The noise assessment shall be carried out by a person suitable qualified in acoustics and shall be in accordance with BS4142:2014+A1:2019. Should the noise criteria not be achieved, further noise mitigation measures shall be implemented until the criteria are met. Noise mitigation measures shall be maintained and retained thereafter.</p> <p>Reason: To protect residential amenity in accordance within DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

16	<p>A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (South Downs Ecology, July 2025) and must include:</p> <ul style="list-style-type: none">(1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;(2) the pre-development biodiversity value of the on-site habitat;(3) the post-development biodiversity value of the on-site habitat;(4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;(5) any biodiversity credits purchased for the development; and(6) any such other matters as the Secretary of State may by regulations specify. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. <p>The HMMP shall include:</p> <ul style="list-style-type: none">(7) a non-technical summary;(8) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;(10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (11) the monitoring methodology and frequency in respect of the created or enhanced habitat. <p>Notice in writing shall be given to the Council when the:</p> <ul style="list-style-type: none">(12) HMMP has been implemented; and(13) habitat creation and enhancement works as set out in the HMMP have been completed. <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.</p> <p>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.</p>
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17	<p>No development shall commence above slab level until details of a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority to include the distribution and species of ground cover to be planted, the positions, species type and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.</p> <p>The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.</p> <p>Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
18	<p>No activity shall take place within the building hereby approved in connection with the approved uses other than between the hours of 0800hrs - 2300hrs on any day.</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.</p>
19	<p>Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.</p> <p>Reason: to protect residential amenity.</p>
20	<p>No part of the development shall be brought into use prior to implementation of the approved Travel Plan and shall be retained as such for as long as the development is occupied and remains in existence.</p> <p>Reason: In the interests of ensuring that travel patterns associated with the development are sustainable and in order to ensure compliance with policy DM12 of the Local Plan.</p>

21	<p>Prior to the commencement of any above-ground works, the developer shall advise the Local Planning Authority, in consultation with Southern Water, of landscaping proposals in proximity to public apparatus, demonstrating compliance with Southern Water's guidance. Development shall thereafter proceed in accordance with the agreed details.</p> <p>Reason: To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
22	<p>Where a Sustainable Drainage System (SuDS) is to be implemented, detailed drainage proposals shall be submitted to and approved by the Local Planning Authority prior to the commencement of any drainage works. The submitted details shall:</p> <p>a) specify the responsibilities of each party for the implementation of the SuDS scheme;</p> <p>b) specify a timetable for implementation; and</p> <p>c) include a management and maintenance plan for the lifetime of the development. This shall include the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the operation of the scheme throughout its lifetime.</p> <p>The drainage scheme shall be implemented and thereafter managed in accordance with the approved details. This condition does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.</p> <p>Reason: To reduce the risk of groundwater pollution and prevent the increased risk of flooding, both on and off site in accordance with policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

1	<p>. 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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance:</p> <p>You were updated about issues after the initial site visit.</p>
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2	<p>Portsmouth Water</p> <p>Surface Water Drainage Strategy</p> <p>Infiltration testing across the site concluded that infiltration is not viable due to the underlying London Clay formation. There are no water courses within the vicinity of the site, therefore proposals are for surface water run-off to be attenuated in a tank and discharged into the nearby Southern Water mains surface water drainage at controlled flow. This is acceptable Portsmouth Water in principle.</p> <p>Foul Water Drainage Strategy</p> <p>The foul water strategy is to connect to the mains sewerage network, acceptable to Portsmouth Water in principle.</p>
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Other Important Information:

1.	<p>This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.</p>
2.	<p>Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk</p>
3.	<p>Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.</p>

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
17 April 2026

PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ ALONGSIDE YOUR NOTIFICATION OF DECISION

1: APPEAL INFORMATION

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.