

DELEGATED OFFICER REPORT

PROPOSAL	Erection of a school theatre building and changing rooms to serve adjacent sports facilities, with associated landscaping, planting, and ancillary works.
LOCATION:	Cowplain School, Hart Plain Avenue, Waterloooville, PO8 8RY
REFERENCE NO:	APP/25/00610
APPLICANT:	The Cowplain School
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	24/03/2026
APPLICATION EXPIRY DATE:	07/11/2025
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The Cowplain School, is a secondary school situated off Hart Plain Avenue, with school buildings located to the east/south of the site and playing fields to the west, located within the built-up area of Waterloooville.

The location of the proposed development is south-west of the main car park and west of the Schilling Building, on a grassed area containing two large trees, also to the west an existing MUGA and associated lighting.

Vehicular and pedestrian access to the school is taken from Hart Plain Avenue.

The site measures approximately 0.78 hectares.

The site is located within the SPA buffer a source protection zone within Hart Plain Ward.

2. Planning History

APP/17/00241-Replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern longitudinal AGP perimeter (three storage areas per side of the pitch) - permitted 19/6/17

APP/22/00692 (amended by APP/23/00582) -Installation of a 18m x 8.4m modular building for use as a classroom, 2 practice rooms, store room and teacher office – permitted 12/10/22

APP/22/00838 Drainage works to improve drainage of school playing fields - permitted 23/3/23

APP/22/00893 Proposed works to include erection/replacement to critical areas of perimeter security boundary comprising open-welded mesh fencing & associated vehicular/pedestrian entrance gates (including access control) - permitted 23/3/23

APP/22/00837 This enabled the 'Erection of a 64-bedroom care home (within Use Class C2) and 6 No. dwellings (within Use Class C3) with associated works including access, parking and landscaping' - permitted 10/1/24

3. Proposal

Erection of a school theatre building and changing rooms to serve adjacent sports facilities, with associated landscaping, planting, and ancillary works. The theatre building will support the Performing Arts curriculum.

The proposed changing rooms will improve provision for PE and community sport, complementing the recent investment in drainage works to the school's playing field providing pitches for football and rugby.

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
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011

- CS7 (Community Support and Inclusion)
- CS13 (Green Infrastructure)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- CS18 (Strategic Site Delivery)
- CS19 (Effective Provision of Infrastructure)
- CS20 (Transport and Access Strategy)
- CS21 (Developer Requirements)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
- DM10 (Pollution)
- DM11 (Planning for More Sustainable Travel)
- DM12 (Mitigating the Impacts of Travel)
- DM14 (Car and Cycle Parking on Development (excluding residential))
- DM16 (Freight Transport)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

- DM18 (Protecting New Development from Pollution)
- DM17 (Contaminated Land)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Highway Authority

In regard to application APP/25/00610, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective. This recommendation would however be subject to the condition(s) outlined below being applied. Development Proposals: It is understood that the proposals are for the betterment of existing facilities, rather than to specifically increase usage of the site. The school theatre is to replace use of the existing school hall for such activities, which have to cease during certain times such as exam periods; and the changing rooms are being provided to serve participants of the school / community sports facilities, which again are already in use. Access: No changes to access in and out of the site for pedestrian and vehicle users are proposed and this is acceptable.

Parking: 2 Whilst the quantum of parking is essentially for the Case Officer to review, ensuring that the Havant Borough Council (HBC) Parking Standards are adhered to, an initial review has been undertaken. Currently there are a total of 128 formal car parking spaces located on the site, with a further 80 parking spaces available in an overflow parking area. As such, there are 208 on-site spaces. As outlined above, with essentially no additional use of the site anticipated as a direct result of the development proposals, this existing quantum of parking would appear reasonable. If the theatre itself were to become a standalone facility, then assuming that the use of this would be outside of school hours for Safeguarding reasons, again the existing 208 vehicle parking spaces would be anticipated to be sufficient for an evening showing (for example). However, the Case Officer may wish to assess this against HBC Parking Standards. In terms of layout, no changes to the parking layout are proposed and this is acceptable. Additionally, cycle parking is also available on site in order to assist the promotion of sustainable transport to and from the site, with 56 covered cycle parking spaces available, along with an additionally 97 uncovered spaces—153 in total at present. It is also outlined that an additional 5 spaces will be provided as part of the application.

Whilst all cycle parking spaces should be covered in order to fully promote cycling to the site, the quantum of parking would appear adequate. An updated Travel Plan (TP) has also been provided as part of the application pack, and this is welcomed, and should be actioned upon. For the purposes of this planning application, the TP is acceptable, but the school should ensure that they liaise with HCC STP team to ensure it is worked on for targets to be met. Details of the HCC School Travel Plan team can be found via the following web address:
<https://hampshireservicesforschools.hants.gov.uk/Page/38961>

CONDITIONS: CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED No development 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 (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking; 3
 - (c) The arrangements for deliveries associated with all construction works, taking into account school start and finish times;
 - (d) Access and egress for plant and machinery;
 - (e) Protection of pedestrian routes during construction;
 - (f) Location of temporary site buildings, compounds, construction 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.
- Demolition and construction 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.

Portsmouth Water

I have reviewed the proposals and supporting documentation including the Planning, Design and Access Statement and the Sound Advice Noise Impact Assessment Ref: SA – 8067/Rev1. The Sound Advice Noise Impact Assessment includes assessment of BREEAM HEA 05 & POL 05 Acoustic performance – Health and Wellbeing. HEA 05 relates to building acoustics and, as such it, it is presumed that Building Control shall review that element to determine compliance with BB93. POL 05 has regard to the noise impact of new external plant associated with the development on existing sensitive receptors and falls within the remit of Environmental Health. I am satisfied that the external plant noise assessment has considered appropriate guidance (BS4142:2014+A1:2019) and that the methodology, calculations and findings are reliable. Environmental Health therefore has no objection to the proposals, providing suitable conditions are included, should permission be granted.

Recommended Conditions.

Noise

The combined noise rating level of plant and equipment on the site shall not exceed 38 dB LA, 1hr when measured at 10 meters from the plant in accordance with BS4142:2014+A1:2019.

Reason: to protect residential amenity

Noise validation testing

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 'X' is 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.

Reason: to protect residential amenity

Operating hours

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.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected. Construction Environmental Management Plan Prior to construction (including demolition) commencing on the site,

a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- o Development contacts, roles and responsibilities
- o Public communication strategy, including a complaints procedure.
- o Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- o Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- o 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 CEMP so approved .

Reason: to protect residential amenity

Construction Hours

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. Reason: to protect residential amenity

Southern Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Sufficient capacity

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.27 l/s for the above development at manhole reference SU68104602, and surface water flow of 1l/s at manhole reference SU68104652.

Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the

Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector> Havant Borough Council Civil Centre Road Havant Hampshire PO9 2AX Your ref APP/25/00610 Our ref DSA000047945 Date 23rd October 2025 Contact Tel 0330 303 0119 guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission;

The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here: <https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>
<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>
<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme. - Specify a timetable for implementation.

- Provide a management and maintenance plan for the lifetime of the development.

This should 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. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored

CIL Team

Final comment:

If there is a S106 for other reasons this can be added, otherwise we can just collect separately at point of discharge of the relevant HMMP condition, please make sure that the applicant is however aware of this fee.

Initial comment:

Please also advise the applicant/agent of the BNG monitoring fee for 30 years post completion which is £3,327 if the decision is made on or before 31 March after this date this sum will increase.

Officer Comment: *The Applicant is aware of the post completion requirement and it has been agreed internally with the CIL Team that a section106 is not required in this instance and a condition as suggested by the Council's Ecologist is acceptable. The fee can be secured as part of a Habitat Management and Monitoring Plan.*

Ecologist

Following on from recent correspondence from the applicant's planning advisor and consultant ecologist, I consider the clarification given on bat assessment methods to be acceptable. I acknowledge that the site is of limited overall value in terms of bat foraging habitat and that there is a high level of artificial light surrounding the trees. These are not necessarily overriding factors in the presence of bats within otherwise suitable features. We know from radio-tracking studies in the surrounding landscape that bats – including the rare Bechstein's Bat – use features in trees that might otherwise be dismissed as unsuitable due to

their location and immediate surrounding habitat. I should also highlight that the site was first visited in April 2025, thereby providing ample time for any roost assessment surveys to have been conducted over the active bat season in summer 2025.

The above comments notwithstanding, and in the interests of expediency and proportionality, I am content to accept the justification provided. If you are minded to grant permission, can I suggest that all ecological mitigation and enhancement measures are secured by condition. Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed within the Ecological Impact Assessment (South Downs Ecology, July 2025). In addition, the new building shall incorporate a minimum of two integral or externally mounted roosting units for bats, installed as per manufacturer's instructions. Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

The Biodiversity Net Gain assessment has been undertaken correctly. The submitted BNG metric calculations conclude that the proposed development will result in a habitat unit gain of 0.27 which equates to a 11.47% overall gain. The gain will be met through the planting of new trees and a condition uplift to modified grassland. These measures are acceptable. Following clarification of the bat issue, and if you are minded to grant permission, can I suggest that all ecological measures are secured by the following conditions: Development shall proceed in strict accordance with the ecological mitigation and enhancement measures detailed within the Ecological Impact Assessment and Biodiversity Net Gain Statutory Metric (South Downs Ecology, July 2025). Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

I would recommend that all BNG requirements are secured through condition. Recommended condition wording is provided below.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (South Downs Ecology, July 2025) and must include:

- (1) (2) (3) 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; the pre-development biodiversity value of the on-site habitat; the post-development biodiversity value of the on-site habitat;
- (4) (5) (6) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development; any biodiversity credits purchased for the development; and 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. The HMMP shall include:
- (7) (8) (9) (10) (11) a non-technical summary; the roles and responsibilities of the people or organisation(s) delivering the HMMP; 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; 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 the monitoring methodology and frequency in respect of the created or enhanced habitat. Notice in writing shall be given to the Council when the:

(12) (13) HMMP has been implemented; and habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

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.

Arboriculturalist/Tree Officer

The proposals necessitate the removal of two moderate-quality trees. A small number of lower-category trees are located in proximity to the proposed works and may be subject to a limited risk of incidental impact; however, this can be satisfactorily addressed through the implementation of standard tree protection measures in accordance with best practice.

The scheme includes comprehensive replacement and additional tree planting, which is welcomed. Subject to the use of suitable species and stock sizes, and the provision of appropriate planting specifications and aftercare, the proposed planting will, over time, deliver a net increase in tree canopy cover across the site. As the new trees establish and reach maturity, their cumulative canopy spread is anticipated to exceed that of the trees to be removed, thereby securing a measurable canopy gain.

On balance, and subject to the recommended tree protection and planting conditions, the proposals are considered arboriculturally acceptable – if permitted please add the following condition:

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).

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.

County Local Lead Flood Authority

As this application relates to a site which is less than 1 hectare in size and less than 1000m² floor space, we would consider this as a minor application and outside of our remit. However, please direct the applicant to our website

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> for further information on recommended surface water drainage techniques.

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 display	05/11/2025	26/11/2025	Is advertised in the public interest

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

Number consulted: 56

No of representations received:39

The following is a precise of the representations received.

- ☐ Representations received were overwhelmingly supportive of the proposal, citing significant benefits to both the school and the wider community.
- ☐ The theatre is welcomed as a high-quality facility supporting performing arts, confidence-building, creativity, and inclusive educational opportunities for pupils.
- ☐ The development is seen as enhancing community use, including performances, events, and engagement with local residents and nearby care facilities.
- ☐ New changing rooms are strongly supported as modern, accessible facilities that would improve PE provision, encourage sports participation, and better serve outdoor pitches.
- ☐ Commentators note that the site is well contained within school grounds, with adequate parking and no anticipated harm to neighbouring amenity or highway safety.
- ☐ The scheme is considered to strengthen the school's long-term educational offer, support future investment, and contribute positively to community wellbeing.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- I. Principle of development
- II. Appropriateness of design and impact on the character of the area
- III. Effect on neighbouring properties
- IV. Flooding/Drainage
- V. Transport/Parking
- VI. Natural Environment
- VII. Biodiversity Net Gain/Ecology

(i) Principle of development

The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

The applicant has submitted a design and access statement that states, inter alia, that the proposal seeks to enhance the school's educational and community offer through the delivery of high-quality, purpose-built facilities that support the curriculum, extracurricular activities, and wider community use.

The theatre building is designed to provide a dedicated performing arts venue, allowing pupils to rehearse and perform in a professional environment which would be separate from the main hall which also facilities exams and other lessons. The new facility will therefore ensure that Performing Arts education is a key strand in the school's curriculum and can continue with the proposed enhanced facilities.

(ii) Appropriateness of design and impact on the character of the area

The height at two storeys is modest is appropriate and in keeping with the storey heights in the area.

The siting allows for good views to the car park and school grounds. The design provides articulation and the modern materials ensure durability and respects the vernacular of the immediate surroundings.

The design seeks to meet BREEAM "Very Good" sustainability proposing high energy performance standards, efficient natural ventilation, and integration of sustainable drainage and green roof features. This includes the installation of solar PV on the larger two storey roof.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

The nearest residential properties are located along Hart Plain Avenue to the north. This includes numbers 41-43, the new six dwellings and care home under construction.

It is considered that given the orientation of the building and the separation distances afforded, there will be no undue loss of privacy or and the development would not appear overbearing.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(v) Flooding/Drainage

As this application relates to a site which is less than 1 hectare in size and less than 1000m² floor space, we would consider this as a minor application, and which is outside the remit of the Local Lead Flood Authority. That said, Southern and

Portsmouth Water were consulted and raise no objection, with a recommendation that conditions be imposed should permission be granted.

(vi) Transport/Parking

The proposals include additional cycle parking (5 spaces) near to the theatre building and electric vehicle (EV) charging facilities within the existing car park. The school has an active Travel Plan (TP) prepared in 2009.

Currently there are a total of 128 formal car parking spaces located on the site, with a further 80 parking spaces available in an overflow parking area. As such, there are 208 on-site spaces. There are currently 153 cycle parking spaces with an additional 5 spaces proposed. This level of car parking and cycle provision is appropriate.

The submitted Transport Assessment states that vehicle movements will be minimal and after school activities will be after peak times therefore there will be no impact overall on highway safety.

It is considered that the site is ideally located to a range of bus services, providing access to the centre of Waterlooville and surrounding settlements. The local environment is also conducive to both walking and cycling.

The Highway Authority has reviewed the scheme and concluded that there would be no objection to the proposals from a highway perspective, subject to a condition which has been recommended in relation to CEMP. An updated Travel Plan has been provided which is deemed acceptable by the Highway Authority. Moreover the development is for the betterment of existing facilities rather than a new school. The access to the site will not change.

(vii) Natural Environment

The proposal will involve the removal of two trees. New tree and shrub planting is proposed totalling 58 native trees, incorporating green roof areas on the single storey elements.

The Council's Tree Officer has reviewed the submitted documents and concluded that a small number of lower-category trees are located in proximity to the proposed works and may be subject to a limited risk of incidental impact; however, this can be satisfactorily addressed through the implementation of standard tree protection measures in accordance with best practice. The scheme includes comprehensive replacement and additional tree planting, which is welcomed. As the new trees establish and reach maturity, their cumulative canopy spread is anticipated to exceed that of the trees to be removed, thereby securing a measurable canopy gain; therefore, the removal of the two trees and provision of new planting is considered acceptable and has been conditioned accordingly.

(viii) Biodiversity Net Gain (BNG)/Ecology

In terms of Biodiversity Net Gain, the baseline habitat value is 2.32 units, and the proposals represent a predicted increase to 2.58 units, achieving an 11.47% net gain. The Council's Ecologist welcomes this.

A BNG monitoring fee for 30 years post completion is required. A section106 is not required in this instance and a condition as suggested by the Council's Ecologist is acceptable and has been recommended.

An Ecological Appraisal has been undertaken. The Ecology Officer has stated that given a further rebuttal provided by the applicant regarding the impact on bats, it is acknowledged that the site is of limited overall value in terms of bat foraging habitat and that there is a high level of artificial light surrounding the trees. In the interests of expediency and proportionality, he is content to accept the justification provided. The Council's Ecologist has recommended that all ecological mitigation and enhancement measures are secured by condition.

8 Conclusions

Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

It is noted no letters of objection were received with respect to the scheme.

Overall, the proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties, highways safety and biodiversity net gain. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to Approve with Conditions for application APP/25/00610

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 PROPOSED FLOOR PLANS Revision A PROPOSED SITE PLAN Rev C Site Plan – Drawing No. GS467.CowplainSchool.SPP H3h Mixed Scrub. Version 3 Location Plan, Proposed Elevations Materials, Samples & 3 D Image Proposed Sections Plan Tree Retention and Protection Plan Tree Constraints Plan & 3 D images</p> <p>Documents: Design & Access Statement Travel Plan Biodiversity Net Gain Assessment BNG Condition Assessment Flood Risk Assessment Environment Noise impact Assessment Ecological Impact Assessment 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;

	<p>(h) Location of temporary site buildings, compounds, construction material, and plant storage areas;</p> <p>(i) A Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.</p> <p>(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.</p> <p>(k) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.</p> <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

	<p>of development; and (11) the monitoring methodology and frequency in respect of the created or enhanced habitat.</p> <p>Notice in writing shall be given to the Council when the:</p> <p>(12) HMMP has been implemented; and</p> <p>(13) habitat creation and enhancement works as set out in the HMMP have been completed.</p> <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>
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</p>

	<p>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> <ul style="list-style-type: none"> a) specify the responsibilities of each party for the implementation of the SuDS scheme; b) specify a timetable for implementation; and 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>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. 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.

2. Portsmouth Water

Surface Water Drainage Strategy

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.

Foul Water Drainage Strategy

The foul water strategy is to connect to the mains sewerage network, acceptable to Portsmouth Water in principle.