

Dear Ms. Fox.

Thank you for forwarding the EO's response to me.

We would strongly disagree with their recommended condition, and would like to explain why we have these disagreements, and would like to know your thoughts on the matter.

As a nursery is required by law to offer outside play to the children, therefore a planning condition which would prevent the use of the rear garden for the children would not be viable. The reasons why such a planning condition would be unjustifiable are below.

Firstly, this area already has several noise-generating facilities. Therefore, the addition of one nursery, whilst it is likely to add to the noise levels, is unlikely to add a significant amount of noise compared to what is already there.

The noise generating facilities are;

1. The road itself. Bedhampton Road is a classified B-road with regular traffic going through.
2. The nearby school, Bidbury Primary, accommodates children aged between 5 and 11. This school is located 160m away from the application site. During break, lunch, and outdoor lesson times, the noise generated in the primary school is likely to be significantly louder than the noise generated by a small nursery.
3. Various sports facilities. There are various sports facilities located near the application site. This includes bowls (114m), tennis (162m), cricket (84m), basketball (220m), and football (238m). Sporting events will often generate significant levels of noise, from both players and spectators.
4. Bedhampton tyres. A tyre fitting shop, which will likely use loud tools such as pneumatic drills, and impact wrenches.
5. The Golden Lion. Located approximately 230m from the application site is the Golden Lion Pub. Which regularly holds noise generating events, such as rock music, and football screenings.

Secondly, many of the buildings which surround the application site, are not residential. For example, directly to the right is a dentist, of which a car park is adjacent to the nursery's garden. And on the other side of the road is a collection of various commercial properties. Including some of which were mentioned in the list above.

Thirdly, as with most nurseries, outside play time is likely to be staggered for the children. It is not the case that all 40 children will be in the garden at once, instead they will be staggered in

age appropriate groups. The number of children who can be in the garden at any one time can be limited via a planning condition.

Fourthly, the nursery management states that "as part of our curriculum, children regularly access the local community for walks, visits and outings throughout the week", this reduces the amount of children who occupy the garden, and further help to reduce the noise impacts.

Fifthly, we must consider the projected growth of the area. As Havant's population expands, the number of toddlers requiring childcare is set to rise, making it essential to plan for future capacity. This application site is exceptionally well-suited for this purpose, given its accessibility and the existing building's suitability. By approving this application, the local authority can proactively address this inevitable increase in demand. Conversely, refusing this permission would remove a viable solution, thereby increasing the risk that future demand will outstrip the available childcare provision in the area.

The LPA may attach a pre-commencement planning condition requiring a comprehensive Noise Impact Assessment to be submitted and approved prior to the nursery operation beginning, should they deem it necessary.

I appreciate you taking the time to read through my (rather long) email. And I welcome your thoughts about what I have just written.

Should you have any questions, please email me on fc@tpx.org.uk or call me on 02392523352.

Yours sincerely

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