

Planning Application Reference: APP/26/00326

Description: Change of use of existing nursery hall (Use Class E(f)) to small, not-for-profit independent primary school (Use Class F1(a)) for 48 children; siting of temporary double-decker bus classroom/library and subsequent erection of single-storey rear extension to match existing building.

Location: Anders House, Milton Road, Waterlooville, PO7 6AW

The GRK Architecture document entitled 'PLANNING AND DESIGN AND ACCESS STATEMENT | Anders Hall, Jubilee Park, Milton Road, Waterlooville, PO7 6AW' (dated 08 May 2026) has been reviewed.

The proposals are not anticipated to result in intensification of use or result in material increase to noise generated by the operational phase of the proposed development. The proposed number of children to attend the primary school subject of the application is comparable to the existing use, particularly the existing after-school and holiday club provision. Furthermore, the positioning of the double-decker bus in Phase 1 and the permanent building in Phase 2 may provide some additional screening of activity noise compared with the existing layout.

No change is proposed to hours of operation.

Design of proposed external lighting has considered impacts to the dark night sky and preventing adverse light impacts to residents.

A Construction Environmental Management Plan is offered prior to construction of Phase 2 of the development - the permanent outbuilding. However, should construction works be required to install hardstanding for the bus, hours of construction should be restricted to protect residents.

Environmental Health (pollution) has no objection to the proposals, subject to the following conditions.

Construction Management Plan

Prior to the commencement of any construction works for Phase 2 of the development, a Construction 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 construction activities including groundworks and the formation of infrastructure at the development site during the construction phase,
- the control of dust emissions from the development site during the construction phase,
- measures to reduce mud deposition offsite from vehicles leaving the site.

Construction works shall proceed in accordance with the approved Construction Management Plan.

Reason: to protect the amenities of nearby occupiers from noise, vibration, dust and mud arising from construction activities.

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays.

Reason: to ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

External Lighting

No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

External lighting shall be designed and installed in accordance with ILP Guidance Note 1 for the reduction of obtrusive light, 2021.

Reason: To protect residents from light pollution.

Opening Hours

The primary school use hereby permitted shall not be open to the public outside of the following times: Monday to Friday between the hours of 08:00hrs and 17:00hrs.

Reason: To protect the amenity of residents

Kind regards

Craig Milligan

Environmental Health Officer

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