

Planning Application Response of Planning Policy

Application No:	APP/26/00284
Address:	102 Bedhampton Road, Havant, PO9 3EZ
Development:	Change of use from residential dwellinghouse (Use Class C3) to Day Nursery (Use Class E), including alterations to the kerb to enable an "in and out" system
Case Officer:	Jennie Fox
Comments by:	IE
Date of Comments:	13 August 2026

Development Plan

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the Borough.

Emerging Development Plan and updated Evidence Base

The [Publication \(Reg19\) Local Plan](#) is currently subject to public consultation until 5pm on 9 September 2026. This is supported by a number of [evidence base studies](#) which have updated the position on development requirements, land supply and constraints. In particular it should be noted that Havant Borough is unable to meet its objectively assess housing need. In addition, the Plan can only be afforded limited weight at this stage.

Principle of Development

The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan. As such, there is a presumption in favour of sustainable development, subject to other material considerations.

NPPF Paragraph 100 under chapter 8 (promoting health and safe communities) gives great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications.

Loss of Housing

The development seeks the conversion of a residential unit (Class C3) to a day nursery (Class E(f)). Policy CS9 (Housing) in the Havant Borough Core Strategy resists the loss of dwellings. A loss of dwellings may only be justified where it is necessary to achieve wider benefits in accordance with other objective of the Core Strategy. In such case, the applicant is required to provide a written justification demonstrating those wider benefits. It is noted that the applicant has not submitted such information.

As such, in the absence of this information a policy objection would arise in the context of Policy CS9 of the Core Strategy.

Pollution

It is considered that the proposed use of the site as a daycare nursery is likely to result in additional noise due to the increased number of users during the day and the concentration of children during play and outdoor time. In line with Policy DM10 (pollution) any impact should be mitigated and reduced to a minimum. Comments from Environmental Health should be sought in terms of potential noise impact on adjoining and nearby residential occupiers.

Parking and Access/ Transport

The proposal includes kerb alteration and would result in an increase of drop-off/ pick-up activity and potential servicing. The proposal should be assessed against DM14 (Car and Cycle Parking on Development (excluding residential)) and the stated requirements in the Council's parking SPD.

It is also recommended that the applicant demonstrate that a safe and secure vehicular and cycle parking and turning facilities to adopted standards would be provided and that congestion matters are addressed due to the potential increase in traffic during drop-in and pick-up hours. This is for compliance with policies CS20 (Transport and Access Strategy), DM11 (Planning for More Sustainable Travel) and DM12 (Mitigating the Impacts of Travel). It is noted that comments from Hampshire Highway raised no objection.

Design

The proposed development involves the conversion of a residential building to a day nursery. It is noted from the Design and Access Statement that the external changes would be minor to be in keeping with the residential character of the area. The design of the proposal should have regard to the amenity of nearby and future occupiers as well as potential noise impact in line with CS16 (High Quality Design) and should accord with the standards set out in the Council's Design Guide SPD.

Conclusion

In conclusion, in the absence of any further information, there is an objection in principle to the proposed scheme due to the loss of the dwelling in the context of Policy CS9 (Housing) of the Core Strategy. The loss of a dwelling may only be justified where it is necessary to achieve wider benefits in accordance with other objectives of the Core Strategy. It is therefore suggested that the applicant submits a written justification, supported by proportionate evidence, demonstrating the wider benefits arising from the proposed nursery (Class E(f) use) sufficient to justify the loss of one dwelling. The scheme would also be subject to other detailed matters.