

Addendum: Justification statement for the loss of a dwelling.

102 Bedhampton Road Bedhampton Hampshire PO9 3EZ

Change of use from residential property (Use Class C3) to day nursery (Use Class E(f)), and change of access via a new dropped kerb.



1. Introduction

1.1. On April 27th, an application was submitted to Havant Borough Council for the conversion of 102 Bedhampton Road from a dwellinghouse (Use Class C3) to a Day Nursery (Use Class E).

1.2. The Policy Team at Havant's planning department have raised concerns regarding the loss of a residential dwelling, as there are concerns that the conversion of a residential property into a day nursery may conflict with policy CS9.

1.3. Within the Havant Local Plan, paragraph 6.26 states "Only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of this Core Strategy should proposals be considered favourably. In such instances written justification of the wider benefits should be submitted as part of a planning proposal."

1.4. This document will explain why, although the applicant proposes to remove one residential dwelling, the proposal is still in accordance with other objectives within the core strategy.

1.5. Although the submitted design and access statement already explains in the policy table why the proposal is acceptable, despite resulting in the loss of a house, this document will elaborate upon what was written in the design and access statement to provide a robust justification as to why the loss of one house is acceptable in these circumstances.

2. The Development Proposed

2.1. This planning application seeks to convert 102 Bedhampton Road to a Day Nursery.

2.2. The proposal also includes alterations to the access of the property. However, these are a matter for highways rather than environmental protection, and therefore will not be discussed within this addendum.

3. Executive Summary

3.1. This addendum will cover the following:

- An analysis of Havant's housing needs to explore why the loss of this particular dwellinghouse is acceptable.
- The benefits to parents within the local community of having a high-quality childcare option within the locality, and why these benefits outweigh the loss of a single dwelling.
- Information regarding the current and predicted future demand for childcare facilities.
- The impact of increased childcare funding on demand on childcare places.

- How the proposal complies with other parts of the local policy.
- Benefits of the "Girls & Boys" nursery brand specifically to the local community.

4. Housing needs in Havant

4.1. As mentioned, the proposal includes the removal of one dwellinghouse from Havant's housing stock. This is particularly pertinent as according to the data from 2025[1], Havant is falling behind on their housing delivery test targets.

4.2. According to the most recent housing delivery test data, from 2025, Havant is meeting 80% of their housing targets. Although this means they are still below target, they have not gone into presumption, and the loss of one dwelling will not have a significant impact.

4.3. Additionally, on the 14th of August 2026, the Planning Inspectorate overturned a decision by Havant Borough Council[2], resulting in planning permission for up to 300 new dwellings. Thus, the loss of a single dwelling has a negligible impact on the overall housing stock within Havant Borough.

5. Benefits of 102 Bedhampton Road for the provision of early years childcare.

5.1. Due to the limited amount of childcare provision within the locality, it is common for parents to need to travel to take their children to nursery. When a parent is unable to find suitable childcare within Bedhampton, they will likely need to take their child/children into Havant, using public transportation, or private car.

5.2. When a working parent needs to travel to drop their child/children at their nursery, it can add extra stress and complexity to their daily routine, as they will need to make a journey to their child's nursery, followed by their journey to their place of work.

5.3. As the majority of parents who use 102 Bedhampton Road nursery will likely live in the locality, the majority of them will either be able to walk to the nursery, or drop their child off on their way to work. This will make their daily commute significantly easier.

5.4. This is evidenced by the comments from the consultation period for this application, in which one parent said "As a local resident, I believe this would be a fantastic addition to the area. The location is ideal for many families, including myself, as it is within walking distance and would reduce the need for unnecessary car journeys".

5.5. Additionally, the conversion of a residential property into an early years childcare facility is beneficial to the children as it will provide them with a "home away from home" environment, enabling the children and their parents to feel safer and more secure.

6. Local Demand for nursery places

6.1. Information regarding the demand for nursery places was covered in the document "Addendum: Noise Mitigation and Management Plan".

6.2. Due to the high standard of childcare provided by the Girls & Boys Nursery group, the company often finds there are more children whose parents wish to send them to a Girls & Boys nursery than there are available placements.

6.3. The highest demand is for children aged under 2 and for children aged between 2 and 3.

6.4. Within other nurseries operated by Girls & Boys, the waiting lists are detailed below. Please note this does not include waiting lists for other nurseries that operate within Havant.

- Sharps Copse. Six children aged between 2 and 3.
- Warren Park. 5 children aged under 2. 7 children aged between 3 and 4.
- Warren Church. 2 children aged under 2. 4 children aged between 2 and 3. 1 child aged between 3 and 4.
- Park Lane. 5 children aged under 2. 3 children aged between 2 and 3.

6.5. It ought to be noted that the above numbers represent only the present waiting list. As Havant's population, and therefore the demand for nursery places, is set to rise, it can be expected that the number of children on a waiting list for a nursery place will go up in the future.

6.6. Good quality early years childcare is vital for the development of a child as it provides them with a safe environment in which to develop the confidence and social skills, which will give them a strong foundation upon which they can grow to become a content and productive member of society as they grow older.

7. The impact of increased government funding on the demand for childcare.

7.1. In December 2025, the government announced that in 2026, early years investment would increase by £1 billion to £9.5 billion[4]. This means additional investment in early years childcare has surpassed inflation.

7.2. The increase in government funding has led to an increase in demand for nursery places. Unfortunately, the data strongly indicates that there are not enough nursery places to meet the increased demand. Information from "WMB Childcare" states "Estimates suggest 70,000 new places and 35,000 additional staff are needed just to meet the current expansion".[5]

7.3. As well as increasing the pressure on the provision of childcare places, there is also a notable lack of staffing. The Early Years alliance has stated that "A new report by The National Foundation for Educational Research (NFER) has warned that the early years workforce is not growing as quickly as needed to support the ongoing rollout of the early entitlement offers in England."[6]

7.4. The provision of an additional nursery in Havant would help to mitigate this issue as "Girls & Boys" nursery group provides apprenticeship training up to level 3, equivalent to 2 A-Levels. This can play a significant role in mitigating the shortfall in qualified nursery staff.

7.5. The participants of the "Girls & Boys" apprenticeship scheme vary from 16 year olds beginning their professional journey, to people who have opted for a career change in their 40s.

7.6. In conclusion, the high demand for childcare—exacerbated by increased government funding and Havant's growing population—significantly outweighs the impact of losing a single dwelling. The substantial social benefits provided by this new nursery facility therefore justify this minor reduction in housing stock.

8. The proposal's compliance with other local policies.

8.1. The proposal to convert 102 Bedhampton Road into a nursery, despite resulting in the loss of a single dwelling, complies with other policies within Havant's most recent version of their local plan.

8.2. The table below highlights that the nursery is compliant with Havant's local plan.

Policy CS2 Employment	The proposed development would prioritise previously developed land to create new employment floorspace, in accordance with this policy.
Policy CS3 Skills and Employability	<p>The proposed development would provide space for a business which offers apprenticeships and training within the childcare industry, this will raise skill levels and increase employability, in accordance with this policy.</p> <p>Paragraph 52 of the most recent iteration of the Childcare Sufficiency Assessment report (2025) explains that there is a need</p>

	<p>for an increase in qualified childcare professionals within the borough. The proposed development would, via the National Apprenticeship Scheme, help Havant to meet this particular goal.</p> <p>As mentioned, the increase in government investment in early years childcare has led to the quantity of skilled childcare professionals struggling to keep up with the increased demand. As "Girls & Boys" provides level 2 and 3 apprenticeship training, the proposal represents an opportunity to mitigate this skills shortfall.</p> <p>Additionally, the site is within close proximity of various employment sites; parents will have viable options for childcare, enabling them to continue with employment.</p>
Policy CS6 Regeneration of the Borough	<p>The proposed development contributes to the social, economic, and physical regeneration of the borough, but it is not located in one of the allocated places listed within this policy.</p> <p>However, the wording of the policy states "particularly when it is focused in the following places", and not "only when it is focused in the following places."</p>
Policy CS8 Community Safety	<p>The proposal has been designed in a manner that takes account of community safety, by providing children with a safe, and professional environment.</p>
Policy CS16 High Quality Design	<p>The design of the proposal is mostly the same as it presently is. The only alterations will be regarding the dropped kerb, and alterations to the fence.</p>
Policy CS21 Developer Requirements	<p>The applicant is happy to make any developer's contributions that the council deems necessary.</p>
DM6 Coordination of Development	<p>The future development potential of adjacent sites will not be impacted by this proposal.</p>
DM10 Pollution	<p>The applicant has worked proactively to mitigate concerns relating to noise pollution. Since the original submission, the applicant has submitted a "Garden Plan", and a document titled "Addendum: Noise Mitigation and Management Plan", which the planning officer is already aware of.</p>
DM11 Planning for More Sustainable Travel DM12 Mitigating the Impacts of	<p>Due to the alterations made by the applicant since the original submission, Hampshire Highways have raised no objection to the proposal from a transportation/highways perspective.</p>

Travel	
DM14 Car and Cycle Parking on Development (excluding residential)	

9. Benefits of the "Girls & Boys" nursery group.

9.1. It is noted that in planning, permission for change of use is granted to land and property, and not specific companies. Nonetheless, should this permission be granted, the nursery on 102 Bedhampton Road would be operated by the "Girls & Boys" nursery group for the foreseeable future. Therefore, the LPA is urged to consider the benefits of this particular childcare provider.

9.2. "Girls & Boys" is an established nursery provider with a positive reputation throughout Havant. Should permission be granted, it will provide high-quality and accessible childcare for parents within Bedhampton.

9.3. Beyond high-quality childcare, 'Girls & Boys' provides unique benefits and support that differentiate it from other nurseries in the area

9.4. Firstly, they provide care for children aged 2 and under. Parents who require childcare for babies within this age range often have difficulty finding suitable childcare places, granting this planning permission would help to alleviate some of this difficulty.

9.5. Secondly, "Girls & Boys" offers an in-house speech therapist. This enables children with SEND to access the additional support they require, significantly faster than they would on NHS waiting lists.

10. Conclusion

10.1. The applicant respects the importance of ensuring that the LPA is providing a sufficient supply of housing, and understands that the loss of a dwelling requires justification.

10.2. This addendum has demonstrated the importance of providing childcare services to the locality. It has also shown that the demand for childcare places is increasing.

10.3. Although local policy CS9 makes clear that the LPA is keen to meet their housing targets, and the loss of existing dwellings will only be permitted where the wider benefits are clearly provided, in this instance, the wider benefits of an additional early years childcare provider outweighs the minor harm caused by the loss of a single dwelling, thus, the requirements of policy CS9 have been met.

10.4. Therefore, in the planning balance, it is argued that the benefits of allowing 102 Bedhampton Road to be converted into a nursery outweighs the impact on Havant's housing delivery targets significantly.

10.5. It is therefore requested that planning permission be granted in full for application APP/26/00284.

11. Sources

1. <https://www.gov.uk/government/publications/housing-delivery-test-2025-measurement>
2. <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/appeals/6004299>
3. <https://www.daynurseries.co.uk/daynursery.cfm/searchazref/50001035WENA>
4. <https://www.gov.uk/government/news/record-95-billion-early-years-investment>
5. <https://wmbchildcare.co.uk/englands-childcare-crisis-is-your-childs-place-at-risk/>
6. <https://www.eyalliance.org.uk/news-events/news/early-years-staffing-challenges-putting-fund-ed-entitlement-rollout-at-risk-new-report-warns/>

