

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:	14 September 2026

Planning Policy previously provided comments on 13 August 2026 on this application with reference to the National Planning Policy Framework (December 2024). Further to the publication of the new NPPF on the 17 August 2026, the following policy comments would supersede the previous ones. It is noted that additional information has now been submitted by the applicant providing written justification for the proposed loss of the existing dwelling

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

Public consultation concluded on the [Publication \(Reg19\) Local Plan](#) 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. The NPPF Policies S3 (Presumption in favour of sustainable development) and S4 (Principle of development within settlements) establish that proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the decision-making policies.

As such, there is a presumption in favour of sustainable development, subject to other material considerations.

Loss of Housing

The previous objection related to the loss of one dwelling in the context of Policy CS9 (Housing). CS9 supporting text (paragraph 6.26) states that the loss of dwellings may be considered acceptable where this would achieve wider benefits in accordance with other objectives of the Core Strategy, and requires written justification of those wider benefits.

The applicant has now provided a statement setting out the need for and community benefits associated with the proposed day nursery. It is considered that the submitted evidence is proportionate in the context of the loss of a single dwelling.

Additionally, the provision of a nursery/ daycare would contribute towards the availability of community facilities which aligns with criterion 10 of Policy CS1 (Health and Wellbeing), which supports new community provision which can be justified by needs which are evident in the local area. The supporting text to CS1 (paragraph 2.39) also expressly identifies crèches as community facilities of significance to local communities. It is noted that this would be a benefit of the proposal.

It is noted that a day nursery falls within the NPPF definition of early years provision, and education facilities of all types are defined as public service infrastructure. As such, this would be supported by the NPPF Policy HC4 (Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits), specifically criteria (1a) and (1b) which gives substantial weight to the benefits of new or improved public service infrastructure or community facilities where it would make a demonstrable contribution towards health, wellbeing or social interaction within the local community. It is noted that this would also be a benefit of the proposal.

Conclusion

In conclusion, there is a presumption in favour of the development proposals subject to other material considerations. It is noted whilst the loss of a single dwelling would result in harm, this is likely to be limited. This will need to be weighed against the benefits of the proposal in terms of the creche being a new community facility which would have the potential to contribute to wider community benefits.