PLANNING AND DESIGN AND ACCESS STATEMENT

Anders Hall, Jubilee Park, Milton Road, Waterlooville, PO7 6AW

Application Reference: APP/26/00326

Revision B

Submitted on behalf of Growing Places (Registered Charity)

GRK Architecture

This document covers:

Planning Statement
Design and Access Statement
Lighting Note
Noise Note
Landscaping Strategy
Parking, Travel and Transport Strategy
Construction Management Outline

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29 September 2026

1. Introduction

This document supports a full planning application for the change of use of Anders Hall from Class E to Class F1(a) for educational use, together with a single-storey extension to the existing hall.

The application is submitted on behalf of Growing Places, which has provided early years education and childcare in Waterlooville for over 30 years and has been a registered charity since 2001.

This revision supersedes the original document submitted dated 8th May 2026. It reflects matters discussed with the Council's planning consultant and incorporates: an amended application site boundary; a construction management outline; the position on fire service access and water supply; the position on hours of use; and the background to the previous nursery use of the building.

The temporary double-decker bus classroom previously proposed as Phase 1 was omitted at Revision B and does not form part of this application. The proposal is a single-phase scheme comprising the change of use and the permanent extension only.

The proposal creates a small, non-fee-paying independent community primary school open to all local families. This document serves as both the Planning Statement and the Design and Access Statement, and incorporates the supporting notes listed on the title page.

It should be read alongside the submitted Biodiversity Net Gain Assessment (Arbtech Consulting Ltd, April 2026) and the supporting plans and drawings, in particular Site Plan 25/421/103 Revision P3.

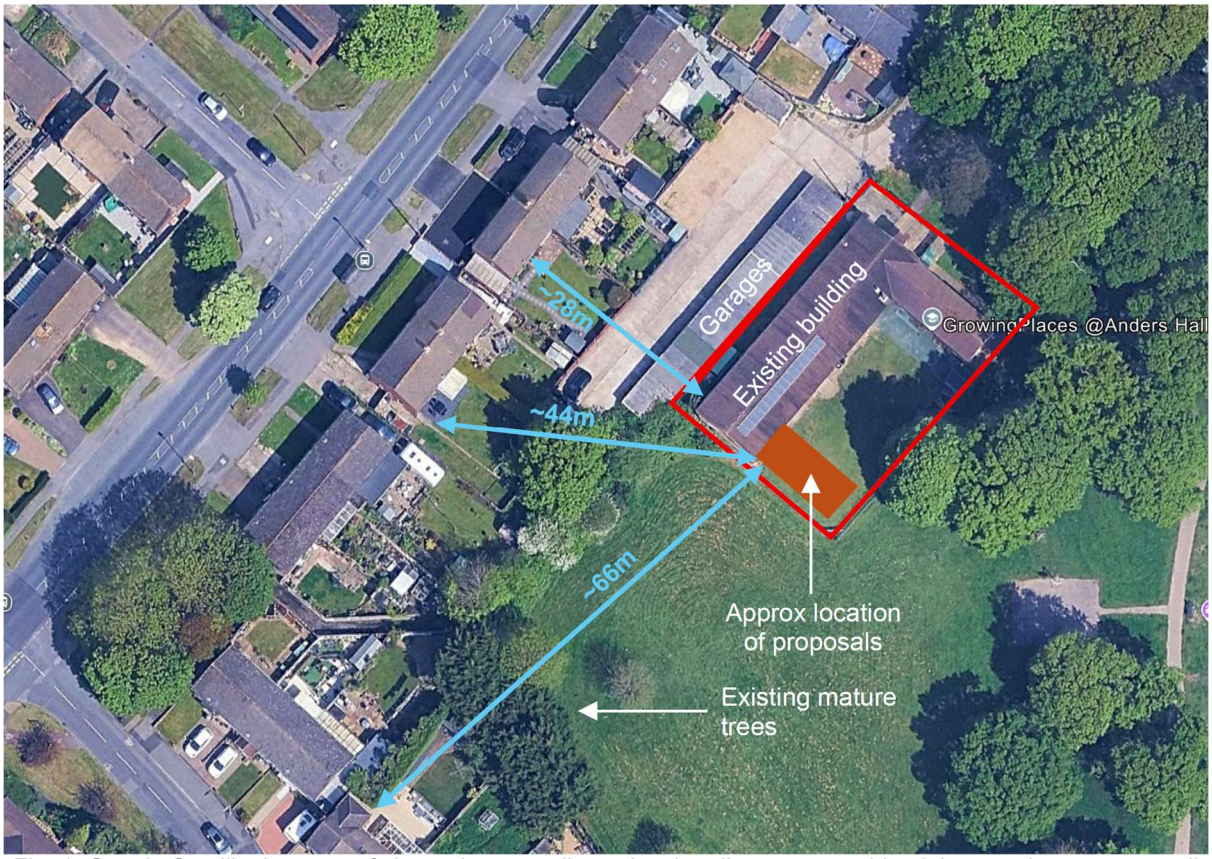

Fig. 1: Google Satellite imagery of site and surroundings showing distance to residential properties across small corner of park and natural screening.

2. Site and Context

Anders Hall is located within Jubilee Park, Milton Road, Waterlooville, PO7 6AW, at National Grid Reference SU 68017 10297. It sits within a parkland setting with surrounding two-storey residential development, with the park providing a substantial open space with many trees that buffers the hall from neighbouring properties. Directly behind the building is a row of garages, with the nearest houses approximately 28m beyond.

The application site comprises the Anders Hall demise, a detached garage forming part of the Anders Hall title, and the council-owned unadopted access road serving the site and the adjoining garages. The unadopted road is included within the red line because it provides the vehicular access to the site and will be used for construction deliveries. It is shown hatched on Site Plan 25/421/103 Revision P3. No part of the public car park or the wider recreation ground is included within the application site.

Growing Places hold a 25-year lease of Anders Hall from Havant Borough Council, which owns the freehold of the hall and the surrounding recreation ground. Notice has been served on the Council as freeholder.

The site benefits from existing pedestrian and vehicular access, four accessible pedestrian routes into the park, and is served by an adjacent public car park providing 61 spaces, including 3 Blue Badge bays. A second public car park is located on Rowlands Avenue, within 250m across the park.

An existing public fire hydrant is located approximately 30m from the site entrance and is shown on Site Plan 25/421/103 Revision P3.

3. Growing Places: Educational Ethos and Approach

Growing Places Community School will be a small, independent, non-fee-paying primary school open to all local families seeking a different kind of education for their child. It is not a specialist school and does not restrict its intake to children with particular diagnoses or needs. It welcomes any family for whom the Growing Places model feels right for their child, whether that is driven by the child's specific needs or by parental preference for a different educational approach.

The school is funded entirely through the charity. It is not state-funded and does not charge tuition fees to families.

The school's educational approach is inspired by Reggio Emilia principles, alongside relational and outdoor learning practice, with an emphasis on child-centred learning, curiosity-led exploration, and creative and experiential education. The school is intentionally small, with low pupil numbers, high adult-to-child ratios, and weekly access to enhanced outdoor learning provision. This enables a holistic approach to education that supports emotional regulation, engagement and confidence alongside academic development.

Fig. 2: Children doing self-led activities outside, Growing Places website

Relationship-based practice and emotional safety are central to the model. Strong, consistent adult relationships, calm and predictable environments, and flexible approaches to engagement mean the school is particularly well suited to children who find larger or more traditional school settings difficult — including those experiencing school-based anxiety or Emotionally Based School Avoidance (EBSA), sensory or social overwhelm, or with Special Educational Needs and Disabilities (SEND), including children with EHCPs where the school is confident it can meet their needs appropriately. Admission decisions are made on an individual basis, in collaboration with families and, where relevant, other professionals.

Growing Places does not position itself as superior to or in competition with mainstream or specialist provision. It offers an additional, complementary option — a school that some children and families will thrive in, which others will not need, and which makes no claim to replace any existing part of the educational system. Where appropriate, the school actively supports transition pathways. Practice is grounded in relational and trauma-informed principles.

Growing Places participates in the Council's Holiday Activities Fund (HAF) scheme, reserving holiday club places for eligible children. That commitment to reaching the most vulnerable families will continue in the school setting.

4. Planning Principle and Need

4a. Principle of Development

The site is already in established educational and community use. The proposed change of use from Class E (nursery/crèche) to Class F1(a) (educational) is consistent with the existing character and function of the site and represents a natural continuation of its role as a community facility. Policy CS7 (Community Support and Inclusion) of the Havant Borough Local Plan (Core Strategy) supports development that provides educational and training improvements and that has been informed by community involvement. This proposal satisfies both criteria. The Local Planning Authority has indicated in-principle support for the continued educational use of this site in its pre-application response.

The built element of this application is limited to a single-storey 60m² extension of a form and materiality already approved on this site. The change of use is the substantive proposal and the extension is a modest, subordinate addition serving the school's growth to its maximum roll of 48 pupils.

4b. Previous Nursery Use and Early Years Provision

The building's lawful use class derives from its former operation as a day nursery. It is important to record that this proposal does not cause the loss of an operating nursery.

- The nursery formerly operating from Anders Hall ceased trading in 2023, before Growing Places took occupation of the building. The proposal therefore does not displace any existing early years provision, and the nursery use has not been available to local families for some years.
- Alternative early years provision is available locally. Poppins Pre-School and Nursery operates approximately 130m from the site and continues to serve the immediate catchment.
- Growing Places remains committed to early years provision as a charity and is due to open a new nursery in Cosham in November 2026.

Taken together, there is no unmet early years need arising from this proposal. The change of use secures the continued beneficial use of a building whose original use ceased three years ago, and replaces it with a complementary educational use serving a different and currently unmet need.

4c. The Case for a Different Kind of School

Hampshire currently records among the highest levels of Elective Home Education (EHE) in England. Nationally, 126,000 children were in EHE in autumn 2025, with 175,900 known to have been home educated at some point during 2024/25, up from 153,300 the previous year. Within Hampshire, numbers have risen several-fold over the past decade, with a sharp acceleration during and following the COVID-19 pandemic.

The drivers of this rise are varied. National analysis consistently identifies mental health and school-based anxiety as among the most frequently cited reasons. Increasing numbers of children with SEND whose needs are not fully met in traditional settings is another significant factor. Alongside these, there is clear and growing parental preference for more flexible and individualised approaches to education. Hampshire County Council's own guidance acknowledges that some families consider EHE not because mainstream school has failed their child, but because they actively seek an alternative.

Growing Places is approached regularly by families across this full spectrum: parents in genuine crisis because children are not attending school or are on reduced timetables, parents whose chosen school places have been declined because the school cannot meet their child's needs, and parents who simply want something different for their child. The two nearest independent schools offering alternative provision in this area have recently closed, widening an already significant gap in local educational choice.

Elective home education, while a legitimate choice, carries significant costs. It places financial and emotional strain on families, with parents sometimes leaving employment to provide it. A non-fee-paying school that offers a genuinely different educational model provides families with a meaningful choice that home education and costly private schools do not.

4d. The Role of Growing Places in Hampshire's Educational Ecosystem

Growing Places Community School sits between mainstream and specialist provision, occupying a position that neither currently fills. By providing a small-scale, relational and

flexible environment, it contributes to system resilience: reducing pressure on mainstream schools struggling to meet complex and varied need, reducing the likelihood of children disengaging entirely from formal education, and offering a preventative response to the escalating EHE trend.

National data from the Office for National Statistics indicates that children experiencing mental health difficulties miss approximately 16% of sessions compared to 6% for their peers, and that as absence increases, the likelihood of mental health difficulties more than doubles. Research suggests between 5% and 28% of pupils may experience Emotionally Based School Avoidance at some point in their education. Hampshire public health data indicates that around 50% of mental health conditions begin before the age of 15, underlining the importance of early, primary-level intervention.

Growing Places' model directly addresses these dynamics. Its small, predictable environments, strong adult relationships, and flexible approaches to engagement enable children to rebuild confidence and sustain attendance. For some pupils, access to this environment will prevent escalation of non-attendance and reduce the likelihood of families seeking EHE as a last resort. For others, it will simply be the right school.

4e. Hampshire County Council Education Authority

Growing Places has engaged extensively with the Hampshire County Council Education and SEND teams. Officers have visited the site and the response has been consistently positive, with no objection raised to the provision by anyone contacted. Correspondence evidencing this engagement has been provided to the Council separately.

No formal written statement of support has been obtained. The client has not been able to identify an officer within the authority willing to provide one, and those approached have indicated that the decision does not sit with them. It is not anticipated that such a statement will be forthcoming.

The school's intake is not designed to draw from mainstream school rolls in any competitive sense. Beginning with 12 children in Year R, it will grow by 6 children per year to a maximum of 48 pupils over seven years, and will have no material impact on local school capacity.

5. Existing Community Role

Growing Places has served the Waterlooville community for over 30 years. Since taking occupation of Anders Hall two years ago, the charity has established a wide range of partnerships and community activities.

It should be noted that since Growing Places took occupation, the building has been used solely for community purposes and for after-school and holiday club provision. No nursery or day-care use has operated from the building during that period.

Current community activities at the site include: an after-school club and holiday club for up to 48 school-age children; a weekly parent-run SEND support group open to local families; Get Up and Go leisure and fitness groups run by Havant Borough Council; a weekly youth group for older vulnerable young people; adult learning disability support groups; a clothing sale held four times a year; and the hall being made available for local family events. The charity has supported the Waterlooville summer fete for the past two years, using the building as a community base. Men's Shed have built a working relationship with Growing Places, assisting with garden maintenance and building bespoke outdoor furniture. All of these activities will continue. The school will join them, not displace them.

A number of these activities take place outside conventional school hours and have done so for many years, predating Growing Places' occupation of the building. In particular, the lease

under which Growing Places occupy Anders Hall requires that the Friday evening Mencap club continues for the duration of the leasehold. That club runs from 17:30 to 21:30 every Friday. Other community activities take place on weekday evenings and occasionally at weekends. The intensity of community use of the building will not increase as a result of this application.

6. The Proposed Development

The proposal is a single-phase development comprising the change of use of Anders Hall from Class E to Class F1(a), together with a single-storey side extension of 60m² constructed onto the existing hall. The extension will be modest in scale and height, set back from site boundaries and designed as a coherent continuation of the existing building.

The school will open in the existing building, which provides sufficient accommodation for the school's opening roll and its early years of growth. The extension will be constructed when funding is secured, and it is intended that the works be programmed to take place during a school holiday period so as to minimise disruption to the school and to avoid construction activity while children are on site. The extension will provide the additional teaching accommodation required as the school grows towards its maximum roll of 48 pupils.

Internally, the existing hall provides two classrooms and a small group/SEND room, plus offices, storage and toilet facilities. Existing WC provision follows BB103 principles (separate boys' and girls' WCs for over-5s with adjacent hand-wash basins, plus an accessible/unisex WC for staff and visitors). The extension will add a third classroom and additional storage, completing the school's permanent accommodation. The layout accords with Department for Education guidelines for small primary schools.

7. Design and Access Statement

7a. Extension — Form and Massing

The permanent extension is a single-storey addition of 60m² to the south of the existing hall, mirroring in form and massing the existing approved wing on the opposite side of the building, so that the overall composition reads as coherent and balanced. The extension is subordinate to the existing hall in scale and height and is set back from site boundaries. Its design responds directly to the existing built form rather than introducing a new architectural language.

The nearest residential properties are approximately 65m to the west across a small corner of the park, and approximately 45m obliquely to the east, all well screened by mature trees (see Fig. 1). Directly behind the building is a row of garages, with the nearest houses approximately 28m beyond. Given the single-storey height of the extension, its siting behind the existing building line and the degree of existing screening, there is no material impact on the outlook, light or privacy of any neighbouring property.

7b. Extension — Materials

The extension will be constructed in cavity brickwork, with buff facing brick to match the tone and texture of the existing building. The roof will be pitched and finished in grey cement tiles to mirror the existing hall and the extension works completed in 2010. Fenestration will echo the proportions and style of the hall's existing openings. All materials are chosen for durability, low maintenance, sympathy with the existing built form, and compliance with current fire safety requirements. The approach is consistent with what has already been approved on this site.

7c. Access, Cycle and Scooter Parking

All entrance thresholds will be flush and widened to accommodate pushchairs and wheelchairs. our Sheffield stands (eight cycle spaces) will be installed near the main entrance, together with a six-space scooter rack. Both are shown on Site Plan 25/421/103 Revision P3. This provision meets and exceeds Havant Borough Council Parking SPD requirements and can be increased to match demand.

Both the existing pedestrian egress to the park and the proposed new egress to the north of it are to be retained. Two points of egress are necessary for the following reasons. School groups make regular use of the park as part of the curriculum, and may leave or return to the site separately from one another during the day. During community events in the park — including the summer fete, which the site supports — one egress can be obstructed by event infrastructure or by members of the public, and a second point of egress ensures that access to and from the site is maintained at all times. Two egresses also provide a secondary means of escape from the enclosed site area.

7d. Fire Service Access and Water Supply

An existing public fire hydrant is located approximately 30m from the site entrance. The proposal therefore does not trigger the requirement for additional fire hydrants under Approved Document B, which applies only where a building has a compartment exceeding 280m² and is being erected more than 100m from an existing fire hydrant. No new connection to the public water main is required, and no works outside the application site are proposed for this purpose.

Fire appliance access and turning is available within the adjacent public car park and from the site entrance via the unadopted access road, as shown on Site Plan 25/421/103 Revision P3. An appliance can stand in close proximity to the building and draw water from the existing hydrant.

Where firefighting water is required to be delivered to the rear of the proposed extension, this can be achieved either by a horizontal dry main, with an inlet at the appliance standing position and an outlet and landing valve adjacent to the extension, or by sprinkler protection to the extension. Both options are deliverable entirely within the application site. The detailed solution will be agreed with Building Control and Hampshire Fire and Rescue Service in the ordinary course.

These are matters governed by the Building Regulations and are capable of resolution under that regime. They present no obstacle to the grant of planning permission.

Fig. 3: Artistic impression of the proposed extension

8. Community Engagement

8a. Support for the Overall Offer

Growing Places has served the Waterlooville community for over 30 years and has developed a deep and well-evidenced understanding of local need. The proposal for a small community primary school has emerged directly from that relationship with families. As set out in Section 4c, the charity is regularly approached by families across the full spectrum of need and preference, and there is currently no non-fee-paying option in the area that meets it.

A weekly parent-run SEND support group at the hall, established because parents needed a space to come together and address shared challenges, has grown into one of the most direct sources of demand for the school. Many families in that group have asked for a school that can meet their children's needs. Separately, families attending holiday clubs, after-school provision and community events at the site have expressed enthusiasm for the school proposal, particularly for its philosophy and its scale.

Hampshire County Council Education and SEND services have been engaged as set out at Section 4e.

8b. Engagement Process and Response to the Specific Development Proposal

Growing Places has actively engaged with the local community since taking occupation of Anders Hall two years ago, and that engagement has provided a continuous, informal but substantive channel for community response to the school and development proposal.

- Support for the Waterlooville summer fete for the past two years, using the building as a community base, has provided regular opportunity for dialogue with community members about future plans for the site.

- A clothing sale held four times a year is well attended and has provided a consistent informal forum for community feedback.
- Men's Shed have established a working relationship with Growing Places, assisting with garden maintenance and outdoor furniture. They have been supportive of the plans, including the planting scheme.
- Get Up and Go (HBC leisure and fitness) groups, a youth group for vulnerable older young people, adult learning disability groups, and families using the hall for community events have all formed part of the extended community aware of the school proposal.
- Havant Borough Council has been consulting with Growing Places on a national play park initiative using the adjacent plot of land. The school and the planting plan have been shared and discussed as part of that ongoing process.

Pre-application engagement with Havant Borough Council Planning Officers has taken place under reference GEN/25/00914. Following submission, the application has been the subject of detailed discussion with the Council's appointed planning consultant, and this revision has been prepared in direct response to the matters raised. A further period of local re-consultation is being undertaken in respect of the amended application site boundary.

9. Landscaping Strategy

The landscaping strategy is designed to integrate the new elements into the park setting, enhance biodiversity, provide a stimulating outdoor environment for pupils, and improve the visual quality of the site. It is focused and proportionate to the modest scale of the development.

9a. Tree Planting

Three native trees will be planted at the rear of the site, near the new extension wing, as shown on Site Plan 25/421/103 Revision P3. These are the trees relied upon in the Biodiversity Net Gain Assessment, where they are assessed at Moderate condition and pass all essential criteria including the requirement for native species. Species will be selected from native broadleaves appropriate to the South Hampshire Lowlands National Character Area, such as pedunculate oak, field maple and hazel.

9b. Boundary Treatment and Planting

The site is enclosed by green PVC-coated welded mesh fencing, replacing the previous rusted fencing. Additional green netting will be fixed to the panels facing the park to provide a more opaque screen. No new fence line is proposed and the position of the boundary is unchanged.

Planters will be positioned around the new extension and the play area.

9c. Biodiversity Enhancements

In line with the statutory requirement for Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990, the following habitat features will be provided as part of the landscaping scheme:

- Insect 'bug hotels' within the grounds
- A nectar café planted to provide forage for bees and other pollinators
- Hedgehog houses placed under cover

Children and staff will be actively involved in the installation, maintenance and stewardship of these features as part of the curriculum. Growing Places also intends to support litter picking and planting in the wider park, extending that sense of stewardship beyond the site boundary.

9d. Existing Surfaces

Existing paved areas, the grass play area and the astroturf surface will be largely retained. No protected trees are affected by the extension footprint. Existing vegetation will be protected during construction.

9e. Management and Monitoring

A Biodiversity Gain Plan and Habitat Management and Monitoring Plan are required under the Environment Act 2021, covering a minimum 30-year period.

10. Lighting Note

The school will operate Monday to Friday during term time. Core school hours, including staff set-up and cleaning, will be 07:00 to 19:00.

Separately from the school use, the building has long-standing established community use on weekday evenings and occasionally at weekends, as described at Section 5. Growing Places is a registered charity holding a long lease of the building, and the manner in which the building may be used is governed both by that lease and by the charity's own governance obligations. A condition restricting hours of use is not considered necessary, and the community activities described are not proposed to be curtailed.

External lighting will be minimal and purpose-limited. Only low-level LED wall-mounted or bollard luminaires will be provided, positioned to illuminate the main walkways and building entrance for safety. All fixtures will incorporate full cut-off shields and will be controlled by timers and dusk-to-dawn sensors to prevent glare or skyglow. No upward lighting, floodlights or decorative illumination is proposed.

This approach ensures compliance with local Dark Skies guidance and the provisions of Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough). The lighting scheme will cause no new nuisance to park users or neighbouring residents and will have no adverse impact on ecology or visual amenity.

11. Noise Note

The proposed school use does not introduce any activities that are materially different in noise character from the existing and historic uses of the site. The building has previously accommodated up to 40 nursery-age children and, under Growing Places, has operated as a 48-place after-school and holiday club. The proposed school will begin with 12 pupils and grow to a maximum of 48 — reaching historic occupancy levels only after seven years.

Outdoor play and lessons will take place during the same hours as the nursery previously operated. The park setting provides a substantial open-space buffer that naturally dissipates noise generated on-site. Children will regularly spend time in the wider local community and in outdoor learning provision as part of the curriculum, further reducing the concentration of noise and activity at the site itself.

The total number of children on-site will be lower in the early years than under the previous nursery and current holiday club operation. Arrival and departure will be staggered, as described in Section 12, preventing any concentration of noise or activity at a single point in the day.

Construction noise is addressed at Section 15. The intention to programme the extension works into a school holiday period substantially reduces the potential for disturbance.

In accordance with Policy CS16 (High Quality Design), the development will not cause unacceptable harm to the amenity of neighbouring occupiers.

12. Parking, Travel and Transport Strategy

12a. Current and Proposed Usage — Comparison

The table below sets out the current and proposed patterns of site use and their implications for traffic generation.

	Current Usage	Proposed — Year 1	Proposed — Full Capacity (Year 7)
Children on site	Up to 48 (holiday club); up to 40 (historic nursery, ceased 2023)	12 school pupils + 48 holiday club	48 school pupils + 48 holiday club
Staff on site	Up to 10 (nursery); 7 (holiday club)	3 (1 walking, 2 by car)	~5–7
Drop-off pattern	Simultaneous arrivals for holiday/after-school club; high peak pressure	Staggered across a breakfast club window	Staggered arrivals and departures maintained
Conflict with local school peaks	After-school club coincides with mainstream pickup	Timings set to avoid mainstream peaks	Staggered timings maintained throughout

The proposed school will generate fewer car movements than the current and historic use of the site, particularly in its early years. The school is specifically targeting local families likely to walk or cycle, and arrivals will be staggered rather than simultaneous. The road network around Jubilee Park is quiet with low peak flows. Arrival and departure times will be structured to avoid coinciding with peak drop-off and pickup at nearby mainstream schools.

12b. Parking Provision

The only on-site parking is one dedicated bay for the Growing Places minibus, retained as existing. All other vehicles — parents, staff, visitors and deliveries — will use the adjacent Jubilee Park public car park, which provides 61 spaces including 3 Blue Badge bays (approximately 5% of total provision, meeting Havant Borough Council Parking SPD requirements). A second public car park is available on Rowlands Avenue, within 250m across the park.

The public car park is currently significantly under-utilised even with existing club and community uses. The school's modest staffing — initially 3 staff, growing to approximately 5–7 at full capacity — is comfortably accommodated. There is no planned drop-off or queuing on Milton Road.

Parents who wait for their children will do so inside the park car park, not on the public highway. Arrival and collection arrangements will be managed to stagger movements and avoid congestion at the site entrance.

12c. Travel Plan

The aim of the Growing Places Travel Plan is to minimise car use associated with the school and to encourage walking, cycling and public transport. This reflects the school's deliberate focus on recruiting from the immediate local community. The following measures are proposed.

- Walk to school: Parents and children will be actively encouraged to walk. The school will draw its intake from the local community, and safe pedestrian routes via the four accessible park entrances will be publicised to families.
- Cycle and scooter to school: A cycle shelter providing four Sheffield stands (eight cycle spaces) and a six-space scooter rack will be installed near the main entrance. Provision can be increased to match demand. Growing Places has an established partnership with Bikeability, providing cycle maintenance classes and cycling confidence training for children and families.
- Public transport: The site is served by the Jubilee Road bus stops on Milton Road. The nearest stop is within 100m of the park entrance, with stops in both directions within 150m.
- Staggered arrival and departure: A breakfast club and after-school provision spread drop-off and collection across the day, avoiding any single peak and avoiding duplication of mainstream school arrival and departure times.
- Staff travel: Of the initial 3 staff, 1 will travel on foot. All staff will be encouraged to walk, cycle or use public transport.

13. Safety and Security

The site is enclosed by existing perimeter fencing. CCTV cameras will be installed around the building perimeter and entrance area, linked to a monitoring system, deterring after-hours trespass and providing reassurance to neighbouring residents. CCTV signage will be displayed in accordance with data protection requirements. The park setting provides additional informal surveillance, and the charity already benefits from a network of local community members who provide informal oversight of the site out of hours.

During school hours, staff supervision, clear sightlines through windows, and open sight of play areas will ensure child safety at all times. All staff are DBS-checked and hold appropriate safeguarding qualifications. The school operates in line with statutory safeguarding guidance, with clearly designated safeguarding leadership and robust procedures in place.

Child drop-off and collection are supervised, ensuring no unsupervised congregation at the site boundary or on the public highway.

Fig. 4: Existing green PVC-coated welded mesh site fencing, to be made more opaque with additional green netting to screen from park

14. Biodiversity and Ecology

A Biodiversity Net Gain Assessment has been prepared by Romany Poole BSc (Hons) MSc, Consultant Ecologist, Arbtech Consulting Ltd (April 2026). The assessment demonstrates a net gain of +20.53% in area-based habitat units, significantly exceeding the statutory minimum requirement of +10% under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021). All trading conditions have been satisfied.

The assessment was prepared on the basis of the extension to the south of the existing building and remains an accurate description of the scheme as now proposed. The omission of the bus does not reduce the net gain achieved.

No irreplaceable habitats are present on or were present before 30 January 2020. The site has not undergone habitat degradation since that date, as confirmed by satellite imagery analysis. The net gain is achieved through the planting of three native trees (assessed at Moderate condition) and the retention of existing modified grassland and hard surfaces. The site falls within National Character Area 128 (South Hampshire Lowlands) and the Hampshire Local Nature Recovery Strategy area.

The extension of the application site boundary to include the existing unadopted access road and the detached garage does not affect the assessment. Both are existing hard surfaces of nil or negligible biodiversity value and neither is subject to any change of surface treatment.

A completed Biodiversity Checklist and the statutory Biodiversity Metric Calculation Tool results are submitted with this application.

15. Construction Management Outline

This section sets out the proposed approach to the construction of the extension, following discussion with the Council's planning consultant.

15a. Programme and Timing

It is intended that the extension works be programmed to take place during a school holiday period to avert any conflict between construction traffic and pupil access and avoid disruption to teaching.

Community activities at the hall predominantly take place in the evenings and at weekends and it is anticipated that most will be able to continue during the works. Growing Places will make appropriate arrangements for any activity that cannot conveniently continue on site for the duration of the works.

15b. Site Access and Deliveries

Construction access will be taken from the council-owned unadopted access road, which is included within the application site, and through the existing vehicular gate to the site. No new or altered access is proposed and no construction access across the recreation ground is required.

The existing foot ramp and handrails will be temporarily removed to permit materials and plant to be brought into the site, and will be reinstated on completion. A temporary moveable ramp will be provided during the works to maintain accessible access to the building.

Delivery vehicles will stand on the unadopted access road within the application site. Deliveries will be scheduled to avoid obstructing access to the adjoining garages and to the public car park, and will be coordinated with Havant Borough Council as landowner.

15c. Storage, Welfare and Waste

The proposal is a 60m² single-storey extension in cavity brickwork with a pitched tiled roof. The construction requirement is modest and is capable of being accommodated in full within the application site. The following provision is made and is shown on the Construction Management Plan.

Requirement	Provision
Facing brick, blockwork and roof tiles	Open laydown area within the site boundary, on existing hard surfacing where possible
Roof trusses and structural timber	Open laydown area within the site boundary
Aggregate and bulk bags	Open laydown area within the site boundary
Cement, insulation, membranes and other weather-sensitive materials	Within the detached garage forming part of the Anders Hall title, and within the existing building
Tools and plant (secure storage)	Within the detached garage and the existing building; no site container required
Welfare — WC, washing, mess and drying facilities	Within the existing building, which already provides WC, kitchen and staff facilities; no welfare cabin required

Requirement	Provision
Waste and skip	Designated position within the site boundary, with swap access from the unadopted road
Scaffolding	Working width to the new external walls, within the site boundary
Contractor vehicle parking	Adjacent public car park, used on the same terms as any other member of the public

The availability of the detached garage within the Anders Hall title, together with the existing building for welfare and weather-sensitive storage, removes the need for any welfare cabin, secure container or covered store. No construction compound is proposed and no land outside the application site is required for the storage of materials, plant or waste.

Contractor vehicle parking will be in the adjacent public car park. This is use of a public facility by members of the public on ordinary terms; it is not development and does not form part of the application site.

15d. Environmental Controls

Construction will be managed to control hours of working, delivery scheduling, material storage, dust and noise, and to protect park users and neighbouring residents. Materials will be stored within the site boundary at all times and will not encroach on public open space.

The extension footprint avoids the root protection areas of any existing trees on-site. Existing vegetation will be protected during construction in accordance with BS 5837:2012.

16. Planning Policy Compliance

The proposal complies with all relevant planning policies. The following summarises compliance against the key policies identified in the pre-application advice:

- CS7 (Community Support and Inclusion): The proposal delivers educational provision shaped by long-standing community engagement and evidenced local demand across a wide spectrum of families.
- CS8 (Community Safety): CCTV, secure perimeter fencing, safeguarding-trained staff and managed access arrangements ensure community safety throughout.
- CS11 (Protecting and Enhancing the Special Environment): Materials are sympathetic to the park setting; lighting is minimal and fully shielded; no protected trees are affected.
- CS13 (Green Infrastructure): Native tree planting and biodiversity habitat features enhance the green infrastructure of Jubilee Park.
- CS14 (Efficient Use of Resources): The proposal reuses an existing community building and makes efficient use of its existing accommodation, with new build limited to a single modest extension.
- CS16 (High Quality Design): The extension uses matching materials and mirrors the form of the existing building. No unacceptable harm to neighbouring amenity.
- CS19 (Effective Provision of Infrastructure): The proposal delivers community educational infrastructure in response to a documented and growing local need, and secures the continued beneficial use of a building whose previous use ceased in 2023.

- CS20 and DM12 (Transport): All parking uses the public car park; staggered timings avoid highway peaks; a Travel Plan is in place.
- DM1 (Recreation and Open Space): No recreational land is lost. The school will actively contribute to park stewardship through planting, litter-picking and community engagement.
- AL8 (Local Green Spaces): The development does not encroach on designated green space.
- NPPF (2024), para 135: The development is sympathetic to local character and landscape setting while enabling appropriate community innovation.
- Environment Act 2021 / NPPF BNG requirement: A minimum +10% net gain is achieved and confirmed (+20.53%) by professional ecological assessment.

17. Conclusion

The proposal represents the sympathetic reuse of an established community building for a small, non-fee-paying independent primary school, open to all local families seeking a different kind of education. It retains and strengthens the site's existing community role, responds to a documented and growing local need across a wide spectrum of families, and introduces only modest built form carefully designed to respect the park setting.

The scheme is a single-phase proposal. The temporary bus classroom previously proposed has been omitted in full. What remains is the change of use of an existing community building, whose previous nursery use ceased in 2023 and for which alternative early years provision exists locally, together with a single-storey extension of a form and materiality already approved on this site.

The application site has been amended to include the existing unadopted access road serving the site, ensuring that all construction activity, material storage and waste management can be accommodated within the application site without recourse to the public car park or the wider recreation ground. Fire service access and water supply are capable of resolution under the Building Regulations and present no obstacle to the grant of permission.

All material planning considerations identified in the pre-application advice and in subsequent correspondence have been addressed in this document. The physical changes are modest, carefully mitigated and compliant with the relevant planning policies of the Havant Borough Local Plan, the National Planning Policy Framework (2024) and the Environment Act 2021.

The application is submitted in good faith and in the genuine expectation that it can be determined without further delay.

Prepared on behalf of Growing Places
Anders Hall, Jubilee Park, Milton Road, Waterlooville, PO7 6AW
September 2026