

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Change of use of hall from use as a children's nursery and community uses, to use as a not-for-profit independent primary school (Use Class F1(a)) for up to 48 children with the erection of single-storey rear extension providing additional teaching space, with continuing existing community uses.</b> |
| <b>LOCATION:</b>                 | Anders House, Milton Road, Waterloooville, PO7 6AW                                                                                                                                                                                                                                                              |
| <b>REFERENCE NO:</b>             | APP/26/00326                                                                                                                                                                                                                                                                                                    |
| <b>APPLICANT:</b>                | Mr Phil Warren                                                                                                                                                                                                                                                                                                  |
| <b>APPLICATION TYPE:</b>         | Full planning permission                                                                                                                                                                                                                                                                                        |
| <b>CONSULTATION EXPIRY DATE:</b> | 19/10/2026                                                                                                                                                                                                                                                                                                      |
| <b>APPLICATION EXPIRY DATE:</b>  | 26/08/2026                                                                                                                                                                                                                                                                                                      |
| <b>WARD:</b>                     | Waterloo                                                                                                                                                                                                                                                                                                        |
| <b>CASE OFFICER</b>              | Bob Young                                                                                                                                                                                                                                                                                                       |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with Conditions</b>                                                                                                                                                                                                                                                                                  |

### 1. Preliminary

- 1.1. As indicated above, the nature and description of the application has been amended during the course of consideration.
- 1.2. The principal change is omission of a temporary bus on the site, and the associated access route through the recreation ground. The application description has also been amended to identify the continuation of existing community uses alongside the proposed school use. The red line is amended for the alternative access route, on land leased by the applicant. The revised proposals have been subject to re-consultation with immediate neighbours.

### 2. Summary of recommendation

- 2.1. That conditional planning permission be **granted**.

### 3. The application site and surroundings

- 3.1. Site visit: September 10<sup>th</sup> 2026
- 3.2. The application concerns a c. 910m<sup>2</sup> site effectively within, but segregated by fencing from, the Waterloooville Recreation Ground, where it lies adjacent to the NW boundary of the recreation ground site. A linear garage block lies

outside the recreation ground here and backs onto the application site. Within the site is the L-shaped single storey 'Anders Hall' that is described in the application as having 'previously operated as a nursery for up to 40 children and as a 48-place after-school and holiday club'.

- 3.3. The site benefits from existing pedestrian and vehicular access and an adjacent public car park all shared with users of the wider recreation ground site.
- 3.4. The defined application site also includes access from Milton Road along a private 'service road' shared with others, and which provides existing access for minibus parking at Anders Hall.

#### 4. Available planning history

|                                                                                   |                                                                                                                                |               |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|
| 09/51920/003                                                                      | Single storey extension to form an additional office and storage space                                                         | Approved 2009 |
| 10/51920/004                                                                      | Application for non-material changes to Planning Permission 09/51920/003 relating to the construction of the front porch area. | Approved 2010 |
| Pre-application advice given 31 <sup>st</sup> March 2026 (reference GEN/25/00914) |                                                                                                                                |               |

#### 5. The proposals

##### Change of use

- 5.1. The application proposes a change of use of the established nursery school site to use as a primary school. This would be operated as an independent not-for-profit school that would complement existing 'mainstream' primary provision. The school would cater for a relatively small number of children, starting with 12 children in in September 2026 at reception level, growing by 6 children per year to a maximum of 48 pupils over seven years. Existing community uses would continue outside school hours.

##### Extension

- 5.2. Associated with the proposed use, to accommodate growing student numbers, an extension of 70m<sup>2</sup> footprint is proposed after the new use has commenced.

#### Considered drawings and documents:

| <u>Description</u>                            | <u>Ref</u> | <u>Received</u> |
|-----------------------------------------------|------------|-----------------|
| Application form                              |            | 12/05/2026      |
| Arboricultural Report                         |            | 12/05/2026      |
| Biodiversity Net Gain Assessment              |            | 12/05/2026      |
| Biodiversity Net Gain Metric Calculation Tool |            | 01/07/2026      |

|                                      |                      |            |
|--------------------------------------|----------------------|------------|
| Planning Design and Access Statement |                      | 29/09/2026 |
| Existing Plans and Elevations        | 25 / 421 / 100<br>P3 | 29/09/2026 |
| Proposed Plans and Elevations        | 25 / 421 / 102<br>P3 | 29/09/2026 |
| Site Plan (proposed)                 | 25 / 421 / 103<br>P3 | 29/09/2026 |
| Location Plan                        | 25 / 421 / 104<br>P3 | 29/09/2026 |

## 6. Designations/ constraints

- Within the settlement of Waterlooville
- Flood Zone 1
- Solent SPA 5600m Buffer
- HBC Solent Recreation Mitigation Strategy 5600m Buffer
- Waterlooville Recreation Ground is designated as Local Green Space
- Waterlooville Western Suburbs Landscape Character Area (LCA2)

## 7. Planning policies and other considerations

All applications must be considered in accordance with the development plan unless other material considerations warrant otherwise.

### THE DEVELOPMENT PLAN

- 7.1. So far as potentially relevant to the application, the development plan comprises the adopted Havant Borough Core Strategy (2011) and the adopted Havant Borough Local Plan (Allocations) Plan (2014). There is no Neighbourhood Plan made for the area of the application site. Whilst the policies of the development plan need to be considered together as a whole, the following policies are of particular relevance to the proposed development:

#### **Havant Borough Core Strategy (2011)**

##### Strategic policies:

|      |                                                               |
|------|---------------------------------------------------------------|
| CS1  | Health and Wellbeing                                          |
| CS7  | Community Support and Inclusion                               |
| CS11 | Protecting and Enhancing the Special Environment and Heritage |
| CS13 | Green Infrastructure                                          |
| CS15 | Flood and Coastal Erosion Risk                                |
| CS16 | High Quality Design                                           |
| CS19 | Effective Provision of Infrastructure                         |
| CS20 | Transport and Access Strategy                                 |

## Health and Wellbeing - Community Facilities, Recreation and Open Space

DM1 Recreation and Open Space

## Caring for Our Borough

DM8 Conservation, Protection and Enhancement of Existing Natural Features

DM10 Pollution

## Infrastructure - Transport

DM11 Planning for More Sustainable Travel

DM12 Mitigating the Impacts of Travel

DM14 Car and Cycle Parking on Development (excluding residential)

## **Havant Borough Local Plan (Allocations) 2014**

### Strategic Policies and Allocations

AL1 Presumption in Favour of Sustainable Development

AL8 Local Green Spaces

## **OTHER MATERIAL CONSIDERATIONS**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (national) (PPG)

The NPPF declares itself to be of 'critical importance'. Its following policies are of particular relevance:

## **3 DECISION MAKING POLICIES**

### Preparing planning proposals

DM1 Preparing development proposals

DM2 Information requirements

### Determining development proposals

DM3 Determining development proposals

DM6 Use of planning conditions and obligations

## **4 ACHIEVING SUSTAINABLE DEVELOPMENT**

### National decision-making policies

S3 Presumption in favour of sustainable development

S4 Principle of development within settlements

## 5 MEETING THE CHALLENGE OF CLIMATE CHANGE

### National decision-making policies

CC3 Adaptation to climate change

## 7. BUILDING A STRONG, EFFECTIVE ECONOMY

### National decision-making policies

E2 Meeting the need for business land and premises

## 12. MAKING EFFECTIVE USE OF LAND

### National decision-making policies

L2 Making effective use of land

## 14. ACHIEVING WELL-DESIGNED PLACES

### National decision-making policies

DP3 Key principles for well-designed places

DP4 The design process

## 15. PROMOTING SUSTAINABLE TRANSPORT

### National decision-making policies

TR3 Locating development in sustainable locations

TR4 Street design, access and parking

TR6 Assessing transport impacts

## 16. PROMOTING HEALTHY COMMUNITIES

### National decision-making policies

HC3 Community facilities and public service infrastructure serving development

HC4 Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

HC7 Development affecting existing recreational land and facilities

HC8 Development affecting Local Green Space

## 17. POLLUTION, PUBLIC PROTECTION AND SECURITY

#### National decision-making policies

- P3 Living conditions and pollution
- P4 Impact of development on existing activities
- P5 Maintaining public safety and security

### 18. MANAGING FLOOD RISK AND COASTAL CHANGE

#### National decision-making policies

- F4 Assessing flood risk for decision-making
- F8 Sustainable drainage systems and watercourses

### 19. CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

#### National decision-making policies

- N2 Improving the natural environment
- N3 Trees in new development

#### Adopted Supplementary Planning Documents and other local guidance

Borough Design Guide Supplementary Planning Document (2011)

Parking Supplementary Planning Document (updated 2019)

The Solent Recreation Mitigation Strategy

#### Emerging policies

The Havant Borough Council 'Building a Better Future Plan' has only recently completed regulation 19 consultation, with submission to the Secretary of State anticipated by the end of 2026. It is thus at a relatively early stage of preparation such that the draft policies attract limited weight at this stage. It is noted however that emerging Policy 4 continues to support the principle of school place provision.

## 8. **Comments received – summary** (comments in full published online)

### **Consultation responses**

HCC Highways:

Holding objection re conflicting details on school drop-off times. Concerns re the quality of cycle parking provision and lack of scooter parking. Suggestion that the proposed Travel Plan should be contained within a separate document and additions made to the narrative

*Officer comment: the applicant submitted an updated Planning, Design & Access Statement on 29<sup>th</sup> September 2026 which provided clarification*

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*on the points of conflict. The other matters raised by HCC Highways have been addressed through conditions. Whilst there is no formal removal of the holding objection, all matters raised have been resolved such that the decision is not in conflict with the consultee response*

|                           |                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------|
| HBC Environmental Health: | No objection. Suggested conditions.                                                        |
| HBC Landscape Officer:    | Concerns regarding the impact of the bus on the landscape character and value of the park. |
| HBC Property:             | Permission for the change has not been given by Council as landowner and landlord.         |

#### **Response to publicity and neighbour notifications** (initial consultation)

|                                      |                                                                                                                                                                                                               |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Support offered by 8 people, citing: | Making good use of an existing educational site.<br>Meeting needs for primary school places.<br>Benefit to local children and families.                                                                       |
| 3 objections received:               | Additional traffic, parking problems and maintenance of the park access and car park.<br>Conflict between the presence of the bus and building of the extension.<br>No need for additional primary provision. |

#### **Response to neighbour notifications** (re-consultation on revised proposals)

No further/ revised comments received

- 8.1. One objector raised concerns that the application was not advertised by way of a site notice. The application was subject to immediate neighbour consultations however in accordance with statutory requirements and the Council's Statement of Community Involvement. The development is not of a scale or nature for which a site notice or newspaper notice is required.

### **9. Assessment**

- 9.1. In accordance with the Council's General Scheme of Delegation (26<sup>th</sup> August 2026) the application falls to be determined by officers rather than by the planning committee.

#### **The principle of development**

##### Change of use

- 9.2. No comments have been received from the education department at Hampshire County Council. It is noted however that the Applicant has had previous discussions with staff from the education department (including at a site visit).

#### Loss of nursery school places

- 9.3. The nursery use on the site is said to have ceased several years ago. The Applicant is also understood to be expanding nursery provision elsewhere in the local area. From the submissions and comments received there is nothing to suggest that loss of nursery provision on the site gives rise to any planning objection.

#### Provision of primary school places

- 9.4. The continued educational use of the site for to provide a modest number of primary school places gives no cause for any objection in principle.
- 9.5. One objector questions the need for the development, suggesting spare capacity in local mainstream schools. The proposed use is not intended to supplement existing education provision however; rather it is intended to provide an alternative to mainstream schools. The application points to the need for such alternatives as evidenced by the high level of home teaching within the area. The application has also received a number of letters of support.
- 9.6. Whilst no comments have been received from the Hampshire County Council's education team, there is nothing to suggest that the proposed use would impact materially on the viability of nearby primary schools. The provision of school places is also broadly supported by policy CS7.

#### The extension

- 9.7. There is also no objection in principle to extension of the existing building. Key considerations in practice are impacts upon the character and visual amenity of the area, any impacts upon neighbouring amenities, and any impacts in terms of reduced outdoor play space within the site. The temporary impact of construction activities also needs to be considered.

#### **Design quality & impact on the character and amenity of the area**

- 9.8. Policy CS16 broadly speaking requires a high standard of design in development with reference to a number of criteria.

#### Extension

- 9.9. The proposed extension would mirror the form of the existing extension. With matching materials, the extension would be in keeping with the overall form and character of the building. The enlarged building would incrementally impose upon the undeveloped and recreational character and value of the recreation ground. A requirement for landscape planting to be carried out would thus be appropriate to mitigate upon the negative impact that the development would have upon the recreation ground.

#### Artificial lighting

- 9.10. The Environmental Health Officer is satisfied with the design of proposed lighting. Section 10 of the submitted Planning, Design & Access Statement

outlines that “External lighting will be minimal”, with “only low-level LED wall-mounted or bollard luminaires .... positioned to illuminate the main walkways and building entrance for safety”. IT is also stated that all fixtures will incorporate full cut-off shields and will be controlled by timers and dusk-to-dawn sensors to prevent glare or skyglow. These details can be secured by planning condition.

### **Residential amenities**

- 9.11. In-line with policies N2 & P3 of the Framework, adopted Policy CS16 requires proposals to demonstrate that the development will not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise, overlooking or artificial lighting.

#### 76 & 78 Milton Road.

- 9.12. These are the closest properties in the spur of Milton Road that provides access to the car park. The extension would be ‘shielded’ from these properties by the existing building such that considering the existing use and levels of activity at Anders Hall there would not be any material impact on residential amenities in terms of privacy, outlook, noise or overlooking.

#### 54 – 70 Milton Road

- 9.13. The rear of these properties face towards Anders Hall, from which the closest properties are shielded by the adjacent garage block, with additional screening by established vegetation along the boundary between the Park and rear gardens. The minimum distance of 38m between the rear of the houses and the proposed bus/ extension is judged to be sufficient to avoid any material impact upon residential amenities in terms of privacy, outlook, noise or overlooking.

#### Jubilee Road properties

- 9.14. The rear of these properties face towards Anders Hall but are at a greater distance than those in Milton Road (minimum 62m). They also benefit from vegetative screening such that they would similarly not suffer any material impact upon residential amenities.

#### Traffic/ parking issues

- 9.15. Problems with traffic and parking can also impact on residential amenity. These issues are considered below under ‘Access, movement & parking.

#### Hours of use

- 9.16. There are no planning restrictions on the hours of use of the building at present. The school use is proposed to be restricted to Monday to Friday from 07:00 – 19:00 (allowing for morning preparation and evening cleaning). Whilst the development would increase the building’s floorspace/ capacity, the maximum pupil numbers would not differ significantly from existing numbers, and given the screening and separation distances from neighbouring properties together with the lack of existing restrictions, it is judged that a

condition controlling the hours of use of the building and extension would not meet the tests of reasonableness or necessity. It is also noted that the Council as landowner retains a degree of control over uses of the site and their impacts.

#### Construction disturbance

- 9.17. In discussions, and as outlined in the revised Planning, Design & Access Statement, the Applicant has expressed confidence that construction activities can be contained within the application site, even though it may involve manual transportation of materials within/ around the Anders Hall site. The site is constrained however and full details as to how construction would be managed within the site are unclear. Agreement to a Construction Management Plan for construction of the extension would therefore be appropriate so as ensure that construction activities would avoid undue disturbance or disruption of neighbours.

#### Permitted changes of use

- 9.18. The application identifies the building as having an 'established role as a local community hub'. It is said that existing 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; a weekly youth group for older vulnerable young people; adult learning disability support groups; a clothing sale held four times a year, well attended by the local community; and the hall being made available for local family events. The building also serves as a community base for the Waterloooville summer fete.
- 9.19. These uses are understood to have persisted since the nursery use ceased. It is also understood that the landlord requires the weekly Mencap meetings to continue regardless of the principal use of the building. Whilst some of the uses such as the after-school club are related to the proposed school use, others are not. As such it is concluded that the ongoing community uses cannot be considered to have been ancillary or incidental to the use of the building as a nursery, or as now proposed, to the school use. Whilst it is not a matter for determination in this application it is judged that the community uses amount to a second primary use, such that the use of the site has been and would remain a mixed use, as a primary school and for community uses.
- 9.20. Notwithstanding this, if it were later to be held otherwise, alternative uses within Use Class F.1, or the permitted changes from that Use Class, do not suggest any likelihood of levels of activity or impacts that would materially impact on residential amenities or wider amenities of the area. It is thus judged not to be necessary to impose a condition limiting the uses of the building. The landlord's control of use of the site referred to at 9.16 above is also noted.

#### **Access, movement & parking**

- 9.21. Policy CS20 supports development that does not increase congestion and promotes better use of existing transport, which provides transport management measures to ensure the safe and efficient operation of the local road network, and which maintains or improves the range of transport modes accessible to the users of the development site. Policy CS1 also supports increased cycle use through the design of development, with policies DM11 & DM14 requiring safe and secure cycle parking in accordance with standards. Table 3 of Appendix 5 of the Core Strategy advises that educational establishments or expansions of more than 50m<sup>2</sup> must be supported by a transport appraisal and a travel plan to determine provision and facilities.
- 9.22. 2 of the 3 objectors are concerned by potential parking difficulties and congestion resulting in parking along Milton Road, as well as road damage caused by the volume of traffic. These concerns appear to be based to some extent on existing problems being experienced by near-neighbours to the site. It is concluded that the proposed change of use and the extension will not cause a significant increase in traffic movement and parking. Furthermore a Travel Plan which aims to reduce reliance on private cars is being conditioned

#### Highway maintenance

- 9.23. Highway maintenance issues are a matter for the highway authority. Comparing the existing and proposed uses of the site in the context also of other traffic accessing the recreation ground and its car park, there is no cause to consider any reasonable likelihood of the development having any significant impact in this respect.

#### Access & congestion

- 9.24. The principal access route to the site is along a residential spur of Milton Road, which leads to a surfaced car park within the recreation ground. The highway authority comments that the intended increase from 40 nursery places to 48 primary places is not significant in highway terms given the similarity in scale and character to the existing use. Primary-age children also are considered less likely to be reliant on car transport. Staggered pick-up/drop-offs are proposed and the after-school care will further stagger the timing of movements. As such the highway authority raises no concerns in respect of the suitability of the access or any likely impact on congestion. Whilst noting the concerns of objectors, there is no cause to disagree with the views of the highway authority in this respect.

#### Car parking

- 9.25. As noted by the highway authority, it is expected that parents and staff will utilise the adjacent car park which contains a total of 61 parking spaces including 3 disabled parking bays. Considering also the established use of the site as a nursery and the brevity of parent drop-off/ pick-up parking (as well as the staggered start/ finish times) the highway officer accepts that parking demand would easily be able to be accommodated within the car park without having knock on implications on the local highway network.

- 9.26. There is no cause to doubt neighbour experiences of inconsiderate roadside parking by some parents. This is a pre-existing situation however, and whilst the lack of dedicated staff parking is not in accordance with the adopted Parking Supplementary Planning Document, problems resulting from inconsiderate parking are unlikely to deteriorate materially as a result on the proposed use.

#### Cycle & scooter parking

- 9.27. In accordance with the policy DM14, and the proposed Travel Plan as outlined in the application, the proposed 8 covered cycle parking spaces can be secured by way of planning condition. Scooter parking is also appropriate for a primary school and the rack for 6 scooters can also be secured by condition. The combined cycle and scooter parking provision is judged to be appropriate for the limited size of the school, but can be monitored by way of the Travel Plan (see below).
- 9.28. Normally both the cycle and scooter parking would need to be provided prior to commencement of the use. Given the limited starting pupil numbers however and the desirability of the use commencing without delay, it is recommended that the conditions should ensure the parking within 12 months of the decision.

#### Travel plan

- 9.29. The Design & Access Statement outlines a number of measures to be detailed in a Transport Plan to encourage the use of sustainable modes of transport by staff and parents/ pupils. The highway authority is of the view that the measures appear both reasonable and achievable. A condition is recommended below to secure further details and implementation and monitoring of the Travel Plan. As above, the Plan should be approved within 12 months of approval.
- 9.30. Monitoring should include monitoring of the adequacy of the cycle and scooter parking provision, with expansion of parking within the site if required.

#### **Drainage and flood risk**

- 9.31. The application site is within Flood Zone 1 such that it is not at risk of flooding from rivers or sea. The development nonetheless needs to ensure that it does not increase flood risk elsewhere.
- 9.32. In-line with the Framework, policy CS15 requires that all development must ensure that there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided arrangements must be put in place for their whole life management and maintenance
- 9.33. The application form identifies that surface water drainage will be to soakaways. No details have been provided however to confirm the suitability of the ground for soakaway drainage, the design/ size of soakaway needed,

or where it would be located. A planning condition is recommended accordingly to secure details and implementation of surface water drainage in accordance with the sustainable drainage hierarchy.

## **Biodiversity**

### Net gain

- 9.34. Following changes to legislation introduced since submission of the application, and with the application site area of 0.139 hectares<sup>1</sup> being less than 0.2 hectares, the requirement for a net gain in biodiversity does not apply to the development.

### Direct impacts on species and habitats

- 9.35. The development gives rise to no reasonable likelihood of the development impacting on protected species or habitats.

### European sites

- 9.36. The site is within the 5.6km buffer zone for the Solent. The development would not result in any additional residential units. Screening in accordance with the adopted Solent Recreation Mitigation Strategy identifies that as there would be no increased recreational/ visitor pressure on the Site there is no likelihood of any significant adverse effect in combination with other developments.

### Enhancement

- 9.37. Policy N2 of the Framework provides that development should include features which support priority or threatened species such as swifts, bats and hedgehogs. Development. Proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective.
- 9.38. Some limited tree planting is proposed. No proposals for nesting boxes are detailed in the application. Details and implementation of planting and other enhancements should be secured by way of planning conditions.

## **10. Other matters**

### Human Rights

- 10.1. The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 6 and Article 8 of the Act. The consideration of the application in accordance with Council procedures ensures that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

### Public Sector Equality Duty

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<sup>1</sup> Incorrectly identified on the application as 0.91 hectares

- 10.2. The consideration of the application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex or sexual orientation.

## **11. Conclusion**

- 11.1. In consideration of the above it is concluded that the development would be in accordance with the development plan. With no circumstances warranting otherwise the application is recommended for approval subject to the conditions outlined below.

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## **12. RECOMMENDATION:**

That the Head of Planning and Growth be authorised to Approve with Conditions for application APP/26/00326 subject to the following conditions:

### **Conditions:**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>                                                                                                                                                                                    |
| 2 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing Plans and Elevations 25 / 421 / 100 P3 Received on 29/09/2026</p> <p>Proposed Plans and Elevations 25 / 421 / 102 P3 Received on 29/09/2026</p> <p>Site Plan (proposed) 25 / 421 / 103 P3 Received on 29/09/2026</p> <p>Location Plan 25 / 421 / 104 P3 Received on 29/09/2026</p> <p>Reason: - To ensure provision of a satisfactory development.</p> |
| 3 | <p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>Reason: In the interests of architectural harmony, visual amenity and the character and appearance of the area and having due regard to</p>                                                                                                                                                                                                |

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|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4 | <p>The use hereby permitted is solely in relation to the defined Anders Hall site, excluding the shared access route (other than for purposes of construction access and ongoing access to the parking space and garage that form part of the Anders Hall site).</p> <p>Reason: For the avoidance of doubt and to ensure that school activities do not spill into and disrupt use of the shared access road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5 | <p>i) Full details of tree planting shall be submitted to and approved in writing prior to the extension to the building hereby approved being first brought into use. Tree planting shall be carried out in accordance with the approved planting schedule and be completed within the first planting season following approval..</p> <p>ii) Any of the trees so-planted which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.</p> <p>Reason: To ensure the appearance of the development is satisfactory and in the interests of the visual amenity of the area and biodiversity having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.</p> <p><u>Condition informative:</u></p> <p>The planting details to be submitted for approval as required by part (i) of this condition shall include details of the tree species (to be native species), planting sizes and ground preparation and planting and tree protection methods.</p> |
| 6 | <p>i) The works associated with the construction of the extension to the building hereby approved (including preparatory groundworks) shall not be commenced until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>ii) The approved CMP shall be adhered to throughout the construction period.</p> <p>iii) The CMP shall include, but not necessarily be limited to, the following:</p> <p>a) Development contacts, roles and responsibilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|   | <p>b) An indicative programme for carrying out the works.</p> <p>c) Parking of vehicles of site operatives and visitors.</p> <p>d) A procedure for responding to any complaints.</p> <p>e) Facilities for loading and unloading of plant and materials.</p> <p>f) Storage of plant and materials used in constructing the extension.</p> <p>g) Safety precautions to be adopted in respect of activities along the shared access route.</p> <p>h) Measures to control noise and vibration during construction.</p> <p>j) Construction working hours, which shall restrict all construction activities (including deliveries and the movement of construction vehicles) to: 08:00- 18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no construction activities on Sundays or Public Holidays.</p> <p>Reason: To maintain highway safety and to mitigate the environmental impacts of the construction phase on residents living in the vicinity of the site and the public use and enjoyment of the recreation ground having due regard to policy DM10 of the adopted Havant Borough Core Strategy 2011.</p> |
| 7 | <p>i) Prior to the commencement of development of the extension hereby approved there shall have been submitted to and approved in writing by the local planning authority details of a surface water drainage scheme for the extension based upon sustainable drainage principles, to dispose of all rainwater falling on the extension and new or replacement areas of hardstanding.</p> <p>ii) The development shall not be carried out other than in accordance with the so-approved details and shall be implemented in full prior to first occupation of the dwelling.</p> <p>iii) The drainage measures as so-approved shall thereafter be maintained in perpetuity so as to prevent surface water run-off from the site.</p> <p>Reason: Due to the lack of information provided in the application, in the interests of controlling flood risk in accordance with policy CS15 of the adopted Havant Borough Core Strategy and policy F8 of the National Planning Policy Framework.</p>                                                                                                                    |

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|   | <p><u>Condition informative:</u></p> <p>The details to be submitted under this condition must demonstrate the adequacy of the surface water drainage system for the catchment area. For any suggested soakaways, the information to be submitted under this condition must demonstrate the suitability of the ground for drainage by infiltration.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 8 | <p>i) Prior to the commencement of above ground works for the construction of the extension to the building hereby approved there shall have been submitted to and approved in writing by the local planning authority full details of biodiversity enhancements to be implemented on the site, proportionate to the nature and scale of development, such as the inclusion of a single swift and/ or other nesting brick within the fabric of the building.</p> <p>ii) The so-approved biodiversity enhancements shall be provided in accordance with the approved details within 12 months of the substantial completion of the development.</p> <p>Reason: To provide for biodiversity enhancement in accordance with policy CS11 of the adopted Havant Borough Core Strategy and policy N2 of the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9 | <p>Prior to the extension to the building hereby permitted being first brought into use, a Travel Plan in the form of a document separate to the amended Planning, Design and Access Statement dated 29<sup>th</sup> September 2026 shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be operated and monitored in accordance with the agreed plan or any subsequent revisions which have been agreed in writing by the Local Planning Authority.</p> <p>i) The Travel Plan shall as a minimum, include the following measures:</p> <ul style="list-style-type: none"> <li>• <b>Walk to school:</b> Parents and children will be actively encouraged to walk. The school intends to draw its intake from the local community, and safe pedestrian routes via the four accessible park entrances will be publicised to all families at the point of admission. This should also be provided on the Growing Places website and on a school noticeboard. Details on walk-to-school routes should also be provided in a printed welcome pack on induction to the school.</li> <li>• <b>Public transport:</b> The site is on a local bus route, with a bus stop on Milton Road approximately 200 metres from the park entrance. Families travelling from further afield will be directed to available bus services. Details of access to the school via bus will also be provided on the Growing Places website and on a school noticeboard. Details of</li> </ul> |

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|    | <p>local bus routes will also be provided in a welcome pack provided on induction</p> <ul style="list-style-type: none"> <li>• <b>Staggered arrival:</b> A breakfast club will operate before the start of the school day spreading drop-off across a period of time, avoiding any single peak and avoiding duplication of mainstream school arrival times.</li> <li>• <b>Staggered departure:</b> After-school care further distributes pick-up movements and avoids the mainstream school peak.</li> <li>• <b>Staff travel:</b> All staff will be encouraged to walk, cycle or use public transport and will be offered Bikeability support where helpful.</li> </ul> <p>ii) The Travel Plan shall also provide for monitoring of:</p> <ul style="list-style-type: none"> <li>a) The modes of transport used by parents and pupils (using surveys as required),</li> <li>b) Occupancy rates for the scooter and cycle parking spaces,</li> <li>c) Numbers of staff and their modes of transport to the school,</li> <li>d) Parking issues and problems reported to the school by nearby residents.</li> </ul> <p>iii) The Travel Plan shall also provide for periodic review of the Plan itself and measures to be taken to address issues arising such as a poor take up of sustainable modes of transport, shortages of cycle or scooter parking and parking issues being experienced by nearby residents.</p> <p>iv) The results of implementation and monitoring of the Plan shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.</p> <p>Reason: In the interests of encouraging and facilitating the use of sustainable means of transport, road safety, reducing vehicular traffic to the development and in the interests of the amenities of the area.</p> |
| 10 | <p>i) No later than 12 months from the date of this decision there shall have been constructed cycle and scooter parking facilities on the site as outlined in the application and in accordance with full details first to have been submitted to and approved in writing by the local planning authority.</p> <p>ii) The so-approved cycle and scooter parking facilities (and any additional parking required implemented as a result of Travel Plan</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|    | <p>monitoring) shall thereafter be so-retained for so long as the use of the site hereby permitted continues.</p> <p>Reason: To provide opportunities for sustainable modes of transport to the site for staff, parents and pupils in accordance with policy DM14 of the adopted Havant Borough Core Strategy and section 15 of the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 11 | <p>The use as a primary school as hereby permitted, together with the associated breakfast and after-school clubs shall not at any time operate with more than 48 children on the Anders Hall site.</p> <p>Reason: To enable the local planning authority to retain control over the intensity of the use of the site so as to safeguard the residential amenities of neighbouring properties, the amenities of the recreation ground, and in the interests of highway safety and free-flowing traffic.</p>                                                                                                                                                                                                                                                                                                        |
| 12 | <p>i) No external lighting shall be fixed upon or otherwise installed on the site so as to illuminate the extension hereby permitted unless the lighting comprises low-level wall-mounted or bollard luminaires, positioned to illuminate the main walkways and building entrance for safety.</p> <p>ii) Luminaires in any such lighting shall be directed downwards and/ or shrouded such that they are not directly visible from outside the application site, and shall be controlled by timers and sensors such that they do not operate during daylight or outside daylight other than when the application site is in use.</p> <p>Reason: In accordance with the submitted Planning, Design &amp; Access Statement and in the interests of the amenities of the area, biodiversity and energy efficiency</p> |

#### **Informatives:**

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| 1 | <p>In accordance with policy DM3 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission for matters not fully covered in the application submissions.</p> |
| 2 | <p>The granting of planning permission does not authorise you to carry out any works on, over or under land or property, or access to carry out the works without first obtaining the necessary consent from all those with an interest in the land.</p>                            |

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| 3 | <p>This notice only relates to the decision of Havant Borough Council as local planning authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.</p> <p>For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.</p> |
| 4 | <p>Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.</p>                                                                                    |