

Mr Phil Warren
Anders Hall, Jubilee Park, Milton Rd,
Waterlooville PO7 6AW, Waterlooville, GB,
PO7 6AW

Ms Hannah Fthinou
Network Eagle Lab, Portland Terrace,
Southampton, GB, SO14 7SJ

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Notification of Decision: Approve with Conditions

Application Number: APP/26/00326

Site Address: Anders House, Milton Road, Waterlooville, PO7 6AW

Proposal: 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.

Further to your application received on 12 May 2026, which was valid from 1 July 2026, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) 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>

	Reason: - To ensure provision of a satisfactory development.
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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
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>

	<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> <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 29th 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"> • Walk to school: 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. • Public transport: 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 local bus routes will also be provided in a welcome pack provided on induction • Staggered arrival: 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. • Staggered departure: After-school care further distributes pick-up movements and avoids the mainstream school peak. • Staff travel: All staff will be encouraged to walk, cycle or use public transport and will be offered Bikeability support where helpful.

	<p>ii) The Travel Plan shall also provide for monitoring of:</p> <p>a) The modes of transport used by parents and pupils (using surveys as required),</p> <p>b) Occupancy rates for the scooter and cycle parking spaces,</p> <p>c) Numbers of staff and their modes of transport to the school,</p> <p>d) Parking issues and problems reported to the school by nearby residents.</p> <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 of 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 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 & Access Statement and in the interests of the amenities of the area, biodiversity and energy efficiency.</p>
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Informatives:

1	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.
2	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.
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	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.

Other Important Information:

1.	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. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
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2.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
3.	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.

Tim Guymer

Tim Guymer

Head of Planning and Growth

Havant Borough Council
28 October 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.