Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9244 6019

www.havant.gov.uk

For Applicant:
Rosie Young
Bargate Homes Ltd
The New Barn Vicarage Farm Business
Park Winchester Road Eastleigh
SO50 7HD

Town and Country Planning (Development Management Procedure) (England) Order 2015 Discharge of Conditions Application

Application Number: APP/24/00612
Site Address: Land south of Lower Road and west of Old Manor Farm, Havant
Proposal: Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works (Approved 06.02.2025). Request to Discharge Condition 6 (Received 20/05/2025). Request to Discharge Condition 5 & 11 (Received 20/05/2025). Request to discharge conditions 2, 3, 4 (Received 27.06.2025).Request to discharge condition 8, 10 (Received 01.07.2025).

This decision relates to your request to discharge conditions.

Havant Borough Council as Local Planning Authority hereby APPROVES the following as meeting the information requirements of the following Conditions of Reserved Matters Application APP/24/00612.

The conditions in respect of which information has been submitted are:

Conditions:

2.	No development above slab level shall take place until an Acoustic Design Statement setting out the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, shall be submitted to and approved in writing by the Local Planning Authority. The report shall set out how the mitigation measures shall meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. The acoustic mitigation report shall also stipulate which units will use passive ventilation and which will use mechanical ventilation. The development shall be carried out in accordance with the approved details.	Fully Discharged	14/11/2025

	Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework. Details submitted: • 24 Acoustics report reference: R11014-1 Rev 1 (13th June 2025)		
3.	No development above slab level shall take place until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority. Where future residents will need to keep windows closed to mitigate noise from road traffic sources (especially overnight) the applicant will need to provide an Overheating assessment shall be in accordance with CIBSE TM59 (2017) and Approved Document 'O' which supports Part O of Schedule 1 to the Building Regulations 2010, to demonstrate that indoor temperatures will be acceptable in the absence of open windows where windows will need to be closed to mitigate noise (especially overnight). The development shall be carried out in accordance with the approved details. Reason: To ensure that the internal residential amenities are not impacted on by overheating, especially during periods where windows cannot be opened for any reasonable length of time due to external traffic noise levels in particular in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Details submitted: • 24 Acoustics Over heating Assessment report reference: R11014-4 Rev 0, (dated 31st October 2025)	Fully Discharged	14/11/2025
5.	No floodlighting, street lighting or other form of external lighting scheme, including at or on dwelling units, shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details. Reason: To protect the occupants outside of and within the development from light disturbance / nuisance and	Fully Discharged	14/11/2025

	having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. Details submitted: • The lighting plan SL.01 Rev B • Kirium Bollard brochure • Deta lighting brochure • Bargate Home's email dated 1st September 2025		

Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

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.
2.	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.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
14 November 2025