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Our Ref: APP/22/00132
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10 March 2026

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

Application Number: APP/22/00132

Site Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

Description: Variation of condition 2 of Planning Permission APP/20/00015 (Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear) relating to variation to approved plans to allow for (i) Proposed FFL of main, assisted living housing block raised by 450mm, to facilitate the sewer connection to existing below ground drainage system; and (ii) Southeast corner of main roof cantilevered to ensure buildability - the floor plans at lower levels are un-affected by this change. (Approved 22/12/2022) Request to Discharge Condition 16 (27/02/23). Request to Discharge Conditions 4,5,13 & 14 (03/10/2024).

This decision relates to your request to discharge conditions.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00132.

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

Condition 4:

No unit shall be occupied until acoustic mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and demonstrated through post validation testing to determine compliance that the dwellings have achieved and are in line with those levels laid out in BS8233:2014, and 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 mitigation measures shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Salveo Solutions - Sound Insulation Test Report No. 61768 - Report compilation date 13/02/2025
Acoustic Associates - Traffic Noise Letter Ref J3372/PA - dated 20th March 2025
BRC Limited – Sound Insulation Test reference SA.SI.106.10107

Condition 5:

No floodlighting or other form of external lighting scheme 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 of nearby properties, on and off site, from light disturbance / nuisance in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Wirefield – Installation: Elm Grove Exterior – Reference WF-288-B

Condition 13:

Prior to occupation of development, a Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority containing details of the servicing arrangements for the proposed development. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and 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:

Hamlet Homes Ltd Planning Conditions Discharge document published 14th October 2024
Front of House Management Plan received 12th June 2025

Condition 14:

No occupations shall take place on site until details including a timetable for implementation of the double yellow amendments to the southern layby have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be carried out in accordance with the approved details, prior to any occupations on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and 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:

Hamlet Homes Ltd Planning Conditions Discharge document published 14th October 2024

Reasons for approval

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.

- (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 6573.
- (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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver
Development Manager

10 March 2026