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**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Notification of Decision: Approve with Conditions

Application Number: APP/25/01040

Site Address: Unit 7, Langstone Technology Park, Langstone Road, Havant, PO9 1SA

Proposal: Amendments to Unit 7 to include: East elevation: New windows to ground floor and first floor and 1 Louvre vent. South elevation: 3 No. Exhaust vents and 1 Louvre oven room vent. West elevation: New first floor windows.

Further to your application received on 19 December 2025 which was valid from 5 February 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>Plans:</p> <p>Proposed Elevations, Drawing no. 04, Rev A uploaded 14/04/2026</p> <p>Amended Proposed First Floor, Drawing no, 03 uploaded 14/04/2026</p>

	<p>Proposed Ground Floor, Drawing no. 02 uploaded 14/04/2026</p> <p>Location and Site Plan, Drawing 01, Rev B</p> <p>Location Plan, Drawing no, 06, Rev A</p> <p>Proposed Window Installation, Drawing no, 05, Rev B</p> <p>Documents:</p> <p>Supporting Statement Rev C, received 05.02.2026</p> <p>Noise Impact Assessment, received 28.01.2026</p> <p>Noise Mitigation and Fume Extraction details, received 14.04.2026</p> <p>Plant Noise Assessment, received 14.04.2026</p> <p>Circular straight silencer with pod Technical Data, received 05.06.2026</p> <p>Further Plant Noise Assessment, received 12.06.2026</p> <p>Mitigation Calculation of Extraction Fans, received 29.06.2026</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The cumulative rating level (L_{Ar},Tr) of noise emitted from all fixed plant and equipment associated with the development shall not exceed the typical background level derived in the Syntegra Consulting Plant Noise Assessment reference: 26-16285 measured at the nearest noise-sensitive receptor, or at an agreed representative location, when assessed in accordance with BS 4142:2014+A1:2019. That is, 48dB L_{Ar}, 1hr between 07:00hrs - 23:00hrs. Measurements or calculations shall be undertaken in free-field conditions at the boundary of the nearest noise-sensitive receptor or an agreed representative location with any appropriate noise characteristic penalties applied.</p> <p>Reason: to protect residential amenity</p>
4	<p>A post-completion noise validation survey shall be undertaken by a suitably qualified acoustic consultant and submitted to the Local Planning Authority for approval within 2 months of the plant becoming operational. The survey shall: Confirm that the plant installed corresponds to the models and sound power levels detailed in the Syntegra Consulting Plant Noise Assessment reference: 26-16285. • Demonstrate that the rating level of noise from the plant at the nearest noise-sensitive receptor does not exceed 48 dB L_{Ar},Tr, as predicted in the report, and • Demonstrate that low frequency noise generated by the approved plant does not result in adverse impact to the nearest sensitive receptor. Where the survey identifies that the rating level exceeds 48 dB or that the installed mitigation does not sufficiently attenuate noise from the plant, further mitigation measures shall be agreed with the Local Planning Authority</p>

	<p>and further implemented on site to an agreed timetable and further verified to achieve compliance before continued operation of the plant. The final mitigation measures shall thereafter be maintained on site to the satisfaction of the Local Planning Authority for the duration of the life of the equipment.</p> <p>Reason: to protect the amenity of occupiers of nearby premises.</p>
5	<p>Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays.</p> <p>Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times.</p>

Informatives:

1	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions.</p>
2	<p>The applicant/occupier is advised that separate environmental controls may apply to activities undertaken at the site. It is the responsibility of the operator to ensure that any necessary permits, consents, licences or approvals required in relation to atmospheric emissions arising from operations at the premises are obtained from the relevant regulatory authority prior to commencement of the activity.</p> <p>Compliance with any planning permission granted does not remove the need to obtain any separate environmental authorisations where required.</p>

Other Important Information:

1.	<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. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.</p>
2.	<p>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</p>

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.
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Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
12 August 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.