Havant BOROUGH COUNCIL

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Mr James Bengree
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For Applicant:
Mr R Vandenberghe

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/26/00340
Site Address: 212-218 London Road, Waterlooville, PO7 7AJ
Proposal: Request to Discharge Conditions 13,14 & 15 of Planning Permission APP/25/01015 (24.04.26)

Havant Borough Council as Local Planning Authority has made the following decision relating to your request to discharge conditions 13, 14 & 15:

Conditions:

14	Prior to any work commencing on site, a detailed scheme for protecting the proposed residential units and HMO from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate, through design calculations and/or manufacturers' data, how the development will achieve the following internal and external noise criteria (as recommended in BS8233:2014): i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A) iii. LAmax,F noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A) Within two months of implementation of the approved scheme, and before any residential or HMO unit is occupied, a noise validation report demonstrating compliance with the specified noise criteria shall be	Part Discharged	02/10/2026

	submitted to and approved by the Local Planning Authority. This assessment shall be conducted with the ventilation strategy operating (e.g., trickle vents in the open position and/or with mechanical ventilation systems running). The approved noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme. **Reason:** To secure appropriate noise mitigation for the amenity of future occupiers, 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:** Noise Mitigation & Acoustic Strategy dated May 2026 Glazing Specification Guardian Glass 10.76mm (55.2) LamiGlass Sound Reduction / 10mm Cavity / 8.76mm (44.2) LamiGlass Sound Reduction.		

Part Discharged: Pre-commencement part discharged. Second part requires the scheme to be implemented so that a Noise Validation Report can be provided prior to occupation.

13	Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with Portsmouth Water. The CEMP shall include the following details: • All pollution mitigation measures to be adopted during the construction phase including the management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages. • Development contacts, roles and responsibilities • Public communication strategy, including a complaints procedure. • Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust. • Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.	Fully Discharged	02/10/2026

	• Measures to control light spill and glare from any floodlighting and security lighting installed. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved. **Reason**: To protect the groundwater and therefore the Havant & Bedhampton Springs from any fugitive emissions; and to protect the amenity of occupiers of nearby premises, 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:** Construction Environmental Management Plan Rev. 2 dated August 2026		

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.

15	Prior to the commencement of development, full details of the sound insulation performance of the existing and/or proposed separating floor/ceiling construction between the retained ground-floor commercial use and the first-floor residential accommodation shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate, through design calculations and/or manufacturers' acoustic test data, that the separating floor/ceiling will achieve a minimum airborne sound insulation performance of ≥ 48 dB D_nT,w + Ctr, being at least +5 dB above the minimum standard set out in Approved Document E for separating floors. The approved sound insulation measures shall be fully installed prior to occupation of the residential units and shall thereafter be retained and maintained for the lifetime of the development. **Reason:** To ensure adequate protection of residential amenity from noise associated with the commercial use below, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework.	Fully Discharged	02/10/2026

	Details Submitted: Noise Mitigation & Acoustic Strategy dated May 2026 Acoustic Test Report for for Gyproc MF Suspended Ceiling		

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.

Tim Guymer

Tim Guymer

Head of Planning and Growth

Havant Borough Council
02 October 2026