

Planning Policy Comments

Application No	APP/23/00665
Address	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant
Development	Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.
Case Officer	David Eaves
Comments By	Emma Chisnall
Date of Comments	24 th January 2024

This is a re-consultation request as the applicant has submitted further information in relation to BREEAM standards including a development quality standards checklist.

It is important to note that whilst further assessment has been given below this is only in reference to the design and BREEAM standards. The previous comments submitted in October 2023 are still relevant and should be used in any response given to the applicant.

Additional Information

Development Quality checklist

The Councils Housing Delivery Position Statement Principle 5 requires a development standards quality checklist to be submitted by the applicant.

A development standards quality checklist has now been submitted and outlines how the requirements of good quality design shall be achieved within the proposal. The detail of this needs to be assessed against and alongside the applicants plans, additional drawings and any supporting statements to ensure full compliance in this area. It is recommended that the case officer completes this assessment and addresses this area in the application.

BREEAM

Policy CS14 for 'Efficient Use of Resources' requires residential development to meet level 3 of the code for sustainable homes, multi occupation homes and non-residential development over 500sqm should be BREEAM standard 'very good' on completion, unless proven to be financially or technically unviable. In this case, it is noted that a C3 use is proposed which is multi occupation home.

Under criterion i. of the Decision Making Principle 5 which refers to the requirement for the development to achieve a reduction in Co2 emissions of at least 19%, the submitted development quality standards checklist states 'Not applicable to C2 care homes however BREEAM Excellent standard targeted.' In this case a Class C2 use is proposed, and therefore it is agreed that the BREEAM standard is the relevant standard for the scheme to be assessed. A BREEAM Excellent standard is above what policy would require and is encouraging to see within the proposal.

Nevertheless, the submitted BREEAM report gives a detailed breakdown of where these measures could be included and it is considered that a 'Very Good' standard as confirmed

in this report would meet with the requirement as stated within policy CS14. This standard and document should be conditioned as part of the application by the case officer. However, in the event the applicant wishes to achieve an 'Excellent' BREEAM rating, a revised BREEAM assessment should be submitted.