

Planning Policy Comments

Application No	APP/22/00172
Address	Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA
Development	Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.(22.12.23). Request to discharge conditions 5, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 (Rcvd 02.01.24). Request to discharge conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 (Received 29.03.24)
Case Officer	David Eaves
Comments By	Emma Chisnall
Date of Comments	26/09/2024
<u>Assessment:</u> An application has been submitted to discharge condition 34 of planning application APP/22/00172. Condition 34 states: <i>Prior to the commencement of development in each phase (excluding site clearance and demolition), details of sustainable features such as Green Roofs, Photovoltaic cells and heat pumps for that phase shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved features shall be provided on site prior to the buildings in that phase being brought into use and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.</i> Reason: <i>To accord with the terms of the application and in the interests of sustainability having due regard to policy CS14 of Havant Borough Local Plan and the National Planning Policy Framework</i> Within the sustainability features document submitted by the applicant and produced by Watkins Payne there is clear detail outlining the specifications of the heat pumps to be used and the solar PV. The intention stated within the report is that an EPC rating will be achieved of A+ however, this is to be confirmed at the design stage. Green roofs are indicated in the submitted plans detailing the areas of the roofs where these will be incorporated. Although slightly limited in scale, this would go some way to having an effective living wall/green roof as part of the proposal. <u>Conclusion:</u> It is considered from the information submitted that all three elements of the condition will be included within the proposal to an acceptable level and therefore the condition can be discharged.	