

Planning Policy Comments

Application No	APP/22/00837
Address	Land at Cowplain School, Hart Plain Avenue, Waterloooville
Development	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24).
Case Officer	Josephine Lacey
Comments By	Emma Chisnall
Date of Comments	23 rd October 2024

Assessment:

An application has been submitted to discharge condition 15 of planning application APP/22/00837 relating to BREEAM requirements.

Condition 15 is below:

Before the development of the care home commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

In order to demonstrate that the condition has been complied with a BREEAM new construction report from Turley Sustainability has been submitted which outlines that the credited targets can achieve a 60.36% which achieves a 'Very Good' rating.

The report demonstrates the areas within which credits can be awarded which is considered to be acceptable.

Conclusion:

It is considered that from the information submitted that the proposal can achieve a 'Very Good' BREEAM rating for the erection of the care home. It is recommended that the works be conditioned in accordance with the assessment report submitted. Following this condition 15 for BREEAM can be discharged.