

Planning Policy Comments

Application No	APP/23/00665
Address	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, 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.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).Request to discharge condition 6 (28.08.24). Request to Discharge Conditions 5 & 17 (11/10/2024).
Case Officer	David Eaves
Comments By	Emma Chisnall
Date of Comments	9 th December 2024
<u>Assessment:</u> An application has been submitted to discharge condition 23 of planning application APP/23/00665 relating to BREEAM requirements. Condition 23 is below: <i>Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, 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.</i> <i>Reason:</i> <i>To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</i> In order to demonstrate that the condition has been complied with a BREEAM pre assessment report from Betton Consulting (v3) has been submitted which outlines that the credited targets can achieve 77.04% and an 'Excellent' rating onsite. The report demonstrates the areas within which credits can be awarded which is considered to be acceptable and in line with the scale of the proposed development. It is positive to see that at pre-design stage a higher standard can be achieved onsite which should ensure that the same standard can be delivered and evidenced in the post-construction assessment. <u>Conclusion:</u> It is a positive outcome that the development can achieve a BREEAM rating of 'Excellent' at pre-design/assessment stage. Condition 23 can therefore be discharged. It is recommended that the report from Betton is listed as part of the discharge of conditions evidence to ensure that these standards can be achieved for the post-construction assessment and on site.	