

Climate Change Coordinator Comments

Application No	APP/21/00399
Address	Land at Waterloo Park, Elettra Avenue, Waterloooville
Development	Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure.(04.10.24). Request to discharge condition 6 (31.03.25). Request to discharge conditions 4, 11, 12, 19, 20, 23 (27.06.2025)
Case Officer	RR
Comments By	EC
Date of Comments	11 th September 2025
An application has been submitted to discharge condition 23 of planning application APP/21/00399 relating to BREEAM requirements. Condition 23 is below: <i>Before the development 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.</i> Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 In order to demonstrate that the condition has been complied with a BREEAM new construction report from ESC has been submitted which states: 'We fully understand and support the local authority's commitment to sustainable development and the achievement of a 'Very Good' BREEAM rating for this project and want to assure you that the BREEAM assessment is actively in progress: • The design stage BREEAM assessment is underway. • The target for the project is a 'Very Good' rating. • The current target score is 58.56%, with a currently awarded score of 9.97%. The target score for the scheme as noted above, provides a buffer of 3.56% above the minimum score of 55% required for a Very Good rating, indicating a robust approach to achieving this target.' The report demonstrates the areas within which credits can and should be awarded and therefore the project is considered to be able to achieve the 'Very Good' rating this is required. <u>Conclusion:</u> 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 23 for BREEAM can be discharged.	