

Climate Change Coordinator Comments

Application No	APP/25/00983
Address	Grainger Development Site Land West of London Road Waterlooville
Development	Discharge of condition 5 of Planning Permission APP/10/00828
Case Officer	KT
Comments By	EC
Date of Comments	04/02/2026
<p>The applicant seeks to discharge condition 5 of planning permission APP/10/00828. Condition 5 reads:</p> <p><i>Upon approval of 750 and 1500 dwellings or such other numbers as may be agreed in writing by the local planning authority, the developer shall submit a review of the following documents;</i></p> <ul style="list-style-type: none"> • <i>Design code</i> • <i>Sustainability and energy statement</i> <p><i>The submitted review shall be agreed in writing by the local planning authority.</i></p> <p><i>Reason: To take full account of changing circumstances and technologies and to ensure the satisfactory comprehensive development and proper planning of the area.</i></p> <p>The applicant has submitted a covering letter which outlines that 'The requirement for developers to accord with Part L and L2 of the Building Regulations for domestic and non-domestic buildings is considered to negate the need to update the Sustainability and Energy Statement, with discharge of condition 5 sought on this basis.'</p> <p>The reasons being that in June 2022, further updates were made to building regulations, increasing the amount of CO2 reduction onsite to be 31% which is likely to supersede previous targets under the code for sustainable homes.</p> <p>Although it is considered that carbon reduction is achieved onsite and in line with previously approved details if building regulations are followed, it is noted that a development of this scale could be achieving higher targets of carbon reduction onsite.</p> <p>In addition to this, the covering letter submitted with this DOC application has not outlined where and how renewable technology is to be accommodated onsite. There is a limited amount of information included around this in Issue 5 of the Energy Statement submitted in 22nd October 2010 and therefore the applicant would be asked to submit information in regard to where and how renewable energy will be included onsite, in line with the requirements of policy CS14.</p> <p>Policy CS14 'efficient use of resources' states that:</p> <p>'Planning permission will be granted for development that:</p> <ol style="list-style-type: none"> 1. Provides adequate land or funding for waste management infrastructure. 2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must 	

ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.

3. On completion, unless proven to be financially or technically unviable, meets the following standards:

Residential development – Level 3 of the Code for Sustainable Homes;

Multi occupation homes and non-residential development over 500sqm - BREEAM standard 'very good'.

Improvements to these standards throughout the plan period will be encouraged.

Particular attention should be paid to water efficiency measures.

4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

It is further acknowledged that there is a non-residential unit being installed as part of the development which is situated in land under the determining power of Winchester County Council and therefore this shall be left with this authority to determine whether sufficient detail in the form of a BREEAM assessment has been submitted in regard to satisfying this part of the policy.

Conclusion:

Further information is required to outline the detail of where and how renewable technologies will be included onsite to ensure that this condition can be discharged.