

Climate Change Coordinator Comments

Application No	APP/26/00332
Address	Padnell Grange, Padnell Road, Waterloooville, PO8 8ED
Development	Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works
Case Officer	AW
Comments By	EC
Date of Comments	22 nd July 2026
<p>Climate Change and Sustainability considerations are included in the below policies of the adopted local plan and within the Councils Climate Change Strategy and Action Plan.</p> <p>Adopted Local Plan- Core Strategy</p> <ul style="list-style-type: none"> • CS13- Green Infrastructure • CS14- Efficient use of resources <p>The Council adopted its Climate Change Strategy and Action Plan in 2024 within which the authority sets out its net zero targets and approach to decarbonisation. The council declared a climate emergency in November 2024 to support this direction and further declared a nature emergency in 2025. Therefore, weight should be given to applications aiming to encourage the installation of sustainable and low carbon technologies and support the removal/reduction of greenhouse gas emissions being produced.</p> <p>Climate Change Strategy and Action Plan</p> <p>The Councils Climate Change Strategy and Action Plan is striving to achieve a 68% reduction in emissions by 2030 with net zero targets agreed for the authority by 2035 and for the borough by 2045.</p> <p>The Council's strategy place's significant emphasis and weight within the role of planning not just to reduce emissions but to provide sustainable development for the length of its lifespan, removing any requirement for significant retrofitting and cost in the future. A development of this scale would be expected to reflect this.</p> <p>Abbey Consultants have submitted an Energy and Sustainability Statement alongside their proposal to build 90 residential dwellings at Padnell Grange. It is noted that the Energy and Sustainability Statement follows the recognised energy hierarchy approach of Be Lean, Be Clean, Be Green to minimise energy demand and carbon emissions onsite. This includes development to improve thermal performance, incorporate energy efficiency measures and consider the integration of renewable or low-carbon technologies to further improve the buildings environmental performance.</p> <p>Accordingly, this Energy and Sustainability Statement confirms that the overall development's carbon emissions will save 62 tonnes of regulated Co2 emissions per year which is a 67% improvement above the Part L 2021 Building Regulations baseline. The reductions achieved in carbon are noted and it is positive to see a scheme considering the above and implementing the approach of following the energy hierarchy.</p>	

The energy hierarchy carbon reduction methodology has minimised energy usage where possible and it is considered therefore that the works are able to provide a low-energy building.

However, it is noted that these calculations are based on Target Emission Rate to measure carbon reduction which uses outputs of energy based on a notional building of a similar scale and development. Using other energy intensity metrics permits a fuller, more in depth assessment of the performance of energy within a development which can lead to greater and more accurate performance measures of how carbon intensive a development can be, something which this site could consider.

It is further noted that within the assessment of potential renewable technologies that Solar PV has not been considered due to the emissions targets already being met. A development of this scale has the potential to harness further emissions reductions through the installation of Solar PV on roofs where outputs and solar gains would be greatest. This requirement will be a standard within future policy within the Future Homes Standard and therefore should be considered within the development to ensure compliance with the above.

Assessment CS13- Green Infrastructure

Policy CS13 supports the inclusion and enhancement of green infrastructure within development proposals. This can be from numerous mechanisms such as the creation of community gardens, green space, parks and gardens and green corridors etc but it can also be from the inclusion of green walls and roofs.

Any planning application should be enhancing this provision where possible and outlining within the design where these measures will be incorporated through a sustainability statement, supporting information and plans that are submitted.

It is recommended that the case officer review this as part of the proposal and it is considered that an integrated green and blue infrastructure strategy should be required. This should demonstrate how the proposed development will deliver a fully multi-layered strategy combining biodiversity, flood management, climate adaptation, and social value benefits. Natural England's Green Infrastructure Framework provides a useful template for expected standards

CS14- Efficient use of resources Policy

CS14 seeks to ensure that any planning application provides adequate land for waste management, incorporates renewable energy, achieves higher levels of carbon reduction and for non-residential development achieves the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy.

Within the Energy and Sustainability statement there is considered to be thorough and robust information which outlines the approach taken within the energy hierarchy to design out carbon. Dwellings are to be fitted with individual ASHPs with multiple other measures which exclude Solar PV. Considering the requirements within the Future Homes Standard there is opportunity to consider that this site would and could have additional further benefits in carbon reduction were this to be presented as part of the proposal.

Conclusion:

The Energy and Sustainability Statement submitted with this application gives a detailed and positive approach to how the development will design out carbon, install renewable technology and follow best practises when it comes to reducing the emissions associated with the development.

The Energy and Sustainability Statement outlines that it:

Complies with all of the main compliance criteria required by Part L 2021 of the Building Regulations.

- Includes improved optimal building fabric improvements, energy efficient design of building services.
- The fabric energy efficiency (DFEE) achieves a 6% reduction over the minimum standards defined by Building Regulations Part L1 2021 (TFEE).
- Low carbon energy supply systems are to be utilised in the form of heat pump technology.
- Estimated to annually reduce 62.00 tonnes of regulated CO2 emissions compared to the Building Regulations Part L 2021 baseline.
- Achieves an overall reduction in regulated CO2 emissions of 67% compared with the Building Regulations Part L 2021 baseline.
- The energy strategy is in line with the adopted planning policy requirements at both national and local level.

It is recommended therefore that this statement is listed within the approved plans of the application and that the following conditions are included with any planning permission that may be given:

The development shall be built in accordance with the details submitted within the Energy and Sustainability Statement prepared by Abbey Consultants, Report No: PA-ES-SB-PG-26-01. As a minimum the development shall achieve a reduction in CO2 emissions of at least 31% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2022 Building Regulations. The development shall be carried out in full accordance with these approved details.

Reason: In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission

Notwithstanding the hereby approved details, no development shall commence above slab level until details of the proposed Solar PV shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the plot numbers, orientation, numbers and specification. The solar PV shall be installed prior to occupation of the plots specified and in accordance with the approved details.

Reason: In the interest of sustainability and policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

No development shall commence until a sustainability statement has been submitted to and approved in writing by the local planning authority outlining and showing in detail

where the Electrical Vehicle Charging points for the development shall installed. The approved Charging Points shall be installed prior to the occupation of the development and retained and maintained at all times thereafter.

Reason: In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission

No development shall commence until a full blue and green infrastructure strategy has been submitted to and approved in writing by the local planning authority showing in detail where this provision is to be enhanced and protected onsite. The approved strategy shall be implemented and installed prior to occupation of the development and retained and maintained at all times thereafter.

Reason: In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission