

Sustainability Comments

Application No	APP/26/00408
Address	Plot 1 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE
Development	Outline permission for the erection of a building for employment purposes with associated parking and landscaping. All matters reserved except access, layout parameters and scale parameters.
Case Officer	HO
Comments By	EC
Date of Comments	30 th 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.</p> <p>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>A number of strategies and supporting documents have been submitted to support this application. In particular, Eight Versa have completed a sustainability statement for Dunsbury Park Plot 100- Sustainability Statement -2507_23fc'</p> <p>In summary the scheme will adopt the following sustainable features:</p> <ol style="list-style-type: none"> 1) The reduction in carbon emissions resulting from energy efficiency measures and the installation of renewable. 2) Reduce energy consumption by targeting improved U-values, airtightness and low energy lighting. 3) Implement a site waste management plan and stringent resource efficiency benchmarks. 4) Follow best practice policies in terms of air, water and ground pollution and appoint a contractor who will register for the Considerate Constructors Scheme. 5) Achieve a water consumption target of 40% improvement over baseline building water consumption through the implementation of low water-consuming fittings 6) Utilise sustainable transport, including access to public transport and inclusion of cycle storage facilities. 7) Minimise embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content. 8) Be of high build quality, surpassing the minimum Building Regulations. 9) Ensure all materials are responsibly sourced and of low environmental impact where feasible. 10) Consider health and wellbeing through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort. 	

11) Protection of ecology on site during construction and biodiversity enhancement measures.

The proposed development will also seek to achieve a BREEAM 'Excellent' Target and outlines *'The proposed development will be designed to support climate change mitigation by reducing greenhouse gas emissions in line with national targets and Havant Borough Council's aim to achieve a net-zero borough by 2045. It will be designed to prioritise a fabric-first approach, incorporate energy efficient building services, and consider the integration of renewable technologies.'* Information around flood risk and sustainable drainage, construction waste management and operational waste have also been submitted providing further detail regarding the intention of the application.

Climate Change Strategy

The Council's 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.

Building sustainable development within the Borough is significantly important for achieving these targets and it is noted that the sustainability statement provides detail around how the application could align with the above and incorporate positive carbon reduction measures.

The sustainability statement follows the recognised 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.

What is not clear at this stage is exactly how much emissions will be reduced by, where exactly this technology is going to be installed and what technology will be used to ensure these changes are introduced to not only reduce energy onsite but to ensure that the units themselves are being built to withstand the future effects of climate change. This includes figures around carbon reduction, ventilation and cooling strategies, evidence of following materials recycling hierarchy, cooling hierarchy's etc to ensure acceptable internal environmental conditions are maintained. This is particularly due to the orientation of the units, the materials etc of which this detail around the thermal comfort/ modelling will come later at a full application stage.

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, but it is considered that these details and measures should be required onsite as they can have significant co-benefits regarding health and wellbeing, insulation, cooling and preventing

over-heating. 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.

A preliminary BREEAM assessment has been submitted by Eight Versa to demonstrate where and how credits can be achieved throughout the development and construction of the site. The report outlines that the site reviewed currently targets a score of 70.9%, which equates to an Excellent rating of BREEAM which typically has a threshold of >70%. The report outlines that the proposal has the potential to increase to a score of 85.8%, which equates to an Outstanding rating which typically has a threshold of >85%. Eight Versa have recommended a safety margin of at least 3-5% to safeguard any rating at formal assessment which is positive assessment at this stage and if delivered, would exceed policy requirements under the current adopted local plan.

Conclusion

The Sustainability Statement submitted with this outline application gives a detailed and positive approach to how the development will design out carbon and follow best practises when it comes to reducing the emissions associated with the development. The preliminary BREEAM report also supports that a minimum 'Excellent' standard can be achieved onsite at these early stages, with the possibility for an outstanding rating to be achieved.

With any full planning application a detailed BREEAM and sustainability statement should be included alongside plans to indicate and show where and exactly how much these measures shall achieve, providing specific detail regarding how carbon intensive the development is so that the authority can make an informed decision regarding whether a significant enough reduction is being achieved onsite. It is not clear at this stage what renewable infrastructure has been considered and future plans should include this provision in order to support the carbon reduction goals of the site.

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

Before the development of the units commence, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a BREEAM design 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*

Within 6 months post completion of the development written documentary evidence demonstrating that the development has achieved at minimum 'Very Good' against the BREEAM Standard, in the form of a BREEAM design 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

No development shall commence until a sustainability statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability statement shall detail how the units will incorporate low carbon and renewable technology. The statement shall detail how the development will follow an energy hierarchy, design out carbon, recycle materials, incorporate renewable technology and follow fabric first principles. It shall outline the sustainable features to be included onsite including but not limited to green roofs/ walls, solar PV, EVs and heat pumps. The development shall be carried out in full accordance with the 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.*