

Climate Change Coordinator Comments

Application No	APP/26/00571
Address	Proposed Development site (former Electricity Board site), Bartons Road, Havant
Development	Discharge of conditions 3,4,6,11,13,14,16,17,19,20,21,22,23,24 and 25 of Planning Permission APP/25/00639 (28.05.26).
Case Officer	JF
Comments By	EC
Date of Comments	12 th August 2026
<p>An application has been submitted to discharge conditions 13 and 14 of planning application APP/25/00639 regarding carbon reductions incorporated onsite as well as specifications and layout of EVs proposed. The conditions were worded below:</p> <p><i>13) 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 dwellings shall incorporate low carbon and renewable technology. The statement shall detail how the development will follow an energy hierarchy, design out carbon and follow fabric first principles. 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 the approved details.</i></p> <p>Reason: <i>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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. This is a pre-commencement condition as it goes to the heart of the permission.</i></p> <p>Abbey Consultations (southern) Ltd have produced a Sustainability Statement (DE-ES-SB-BR-26-01) in order to show compliance with condition 13. The report follows the energy hierarchy of 'Be Lean, Be Clean and Be Green' and assess this development using Elmhurts Energy's latest version of their Standard Assessment Procedure software which uses the SAP 10.2 methodology.</p> <p>Following this assessment a total saving of 66% can be achieved onsite which is the equivalent of 61.95 tonnes of carbon dioxide per year under the Be Clean consideration. Under Be Lean a 0.32 tonnes per year of carbon dioxide is considered to be saved on top of building regulation standards with the demand reduced by an average of 5% across the entire site.</p> <p>Within the Be Green part of the assessment the report outlines that ASHP and domestic hot water heat pumps are considered to be the most suitable low carbon energy solutions for the development at Bartons Road. These measures are predicted to create a saving of 61.95 tonnes of carbon dioxide which equates to a 66% improvement as targeted against a 31% improvement within the condition.</p> <p><i>14) 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.</i></p>	

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Within the sustainability statement submitted by Abbey Consultants Ltd, there is a map within this showing the location of the EV chargers onsite with additional specifications submitted regarding the difference of chargers between post and wall installations.

Conclusion:

In summary, the sustainability statement from Abbey Consultants Ltd confirms that a 66% saving of carbon dioxide can be accommodated within the site and by following the below steps:

- Follows the energy hierarchy by reducing demand at the Be Lean stage, considering efficient energy supply at the Be Clean stage and incorporating low-carbon technology at the Be Green stage.
- Applies fabric-first principles through enhanced building-fabric performance, controlled air permeability, improved thermal-bridging performance and energy-efficient building services.
- Designs out carbon by reducing the underlying energy demand and avoiding reliance on on-site fossil-fuel combustion for heating and hot-water generation.
- Incorporates appropriate low-carbon technology through individual air source heat pumps serving the houses and domestic hot-water heat pumps serving the apartments.
- Is capable of achieving an estimated site-wide reduction of 66% in regulated CO2 emissions relative to the Part L 2021 baseline, equivalent to an estimated annual saving of 61.95 tonnes of regulated CO2 and exceeding the minimum 31% DER reduction required by the condition.
- Accordingly, the proposed development follows the energy hierarchy, designs out carbon, applies fabric first principles, incorporates low-carbon technology and demonstrates compliance with the carbon reduction requirement of Condition 13. The development is to be carried out in accordance with the specifications and measures set out within this report.

It is noted within the appendix that solar PV has not been included as part of the proposal which under the Government's Future Homes/ Building Standards would be required within any new development and is an opportunity for the applicants to produce a development with a greater carbon reduction and additional renewable technology onsite. Furthermore, although the condition states that a 31% of emissions needs to be achieved, targets should be exceeded where possible to ensure the low carbon sustainability considerations are maximised within any development to prevent retrofitting and to protect the development in its longevity against the impacts caused by climate change. However, due to the detail and evidence submitted it is considered the works meet with the conditions compliance and therefore condition 13 can be discharged.

In relation to condition 14, a map and specification of the EV chargers have been submitted to the authority which is considered to meet the requirements of the condition and condition 14 can be discharged.