

Climate Change Coordinator Comments

Application No	APP/26/00180
Address	45 Hulbert Road, Havant, PO9 3TA
Development	Demolition of existing outbuilding and construction of 1No two-bedroom bungalow and garden office annex with associated car parking for two cars.
Case Officer	JF
Comments By	EC
Date of Comments	12 th August 2026

Corporate/Policy Position

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.

Adopted Local Plan- Core Strategy

- CS13- Green Infrastructure
- CS14- Efficient use of resources

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.

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. The case officer should review whether the proposal is maximising the opportunities onsite to this regard not just in relation to amenity space, but for insulation, preventing overheating and enhancing biodiversity.

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 submitted sustainability statement it states that the development shall exceed the percentage improvement of 25% reduction of carbon emissions over AD L Volume 1

Dwellings of Building Regulations which is positive to see. The site shall also incorporate a heat pump which would introduce a low carbon technology which would improve the efficiency and carbon reduction of the site.

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.

The Council's strategy places 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.

Greenbox Associates have submitted an Energy Statement and Part O Compliance document as part of the application. The statement outlines that the development will deliver:

- Overall carbon emissions reductions greater than 60% of regulated energy use
- Reduction of regulated carbon emissions from the building fabric beyond 9%
- Management of overheating risk.

The submitted statement confirms that the DER exceeds the TER by 60.29% resulting in an overall improvement of 9.31% in the Fabric Energy Efficiency. 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 can permit 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.

The development will include the following sustainability features:

- Low U values to reduce heat losses.
- Good quality double glazing
- Natural ventilation when needed
- Low carbon heating and hot water from a heat pump
- Rationalised glazing design
- Cross ventilation and night ventilation

Although positive to see, it is considered that the site would have potential to include Solar Panels as another form of renewable, low carbon energy, improving the function of the property and reducing additional emissions. It is noted that under the Future Homes Standard produced by Government that any new property would be expected to include this as a mandatory requirement and therefore the proposal should consider this and incorporate this where possible onsite.

Conclusion:

The Energy Statement submitted with this application gives a detailed and positive approach to how the development will design out carbon and follow good practises when it comes to reducing the emissions associated with the development. It is noted that on a

new property there are opportunities where this can be enhanced and this should be considered wherever possible, including but not limited to the incorporation of solar PV.

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

- 1) The development shall be built in accordance with the details submitted within the Energy Statement prepared by Greenbox Associates. 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 as submitted in the Energy and Sustainability Statement Report.

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.

- 2) Prior to the occupation of the development hereby approved, details of the heat pump, together with details as to its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved heat pump shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.

Reason: In the interests of energy efficiency and the amenities of neighbours, having due regard to policies DM10, CS14, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3) The development hereby permitted shall not be occupied until
 - A) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
 - B) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority

has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.