

Climate Change Coordinator Comments

Application No	APP/26/00537
Address	54 Hart Plain Avenue, Waterloooville, PO8 8RX
Development	Discharge of Conditions 7, 8, 10 & 17 of Planning Application APP/24/00648.
Case Officer	JF
Comments By	EC
Date of Comments	12 th August 2026
<p>The applicant has submitted a number of pieces of evidence to support the discharge of conditions 7,8, 10 and 17 from planning application APP/24/00648 which will be assed below.</p> <p>Condition 7 reads:</p> <p><i>7) Prior to the occupation of the development hereby approved, details of the ground source heat pump, together with details as to its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved ground source heat pump shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.</i></p> <p>Reason: <i>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. Prior to the occupation of the development hereby approved, the details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority. The approved solar panels shall be installed prior to the occupation of the development. 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.</i></p> <p>The applicant has submitted specifications of the GSHP but has not included details/ pictures of the units and how these will be maintained and managed which is considered necessary in order to discharge the condition. Further information would be required therefore before condition 7 could be discharged.</p> <p>Condition 8 reads:</p> <p><i>Prior to the occupation of the development hereby approved, the details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority. The approved solar panels shall be installed prior to the occupation of the development. 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</i></p> <p>Two specification documents have been submitted for the solar panels to be used onsite which will be JAM72D42 LB n-type double glass bifacial modules provided by JA solar. The specifications submitted are considered satisfactory in order to discharge condition 8 and the documents should be listed as part of the discharge in order to ensure compliance.</p>	

Condition 10 reads:

*10) Prior to the occupation of the development full details of the Electrical Vehicle Charging point shall be submitted to and approved in writing by the Local Planning Authority. The Charging Point shall be installed in accordance with the approved details prior to the occupation of the dwelling and retained at all times thereafter. Our Ref: APP/24/00648 **Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework*

It is noted that no supporting evidence has been submitted in relation to discharging condition 10 and therefore this condition cannot be discharged until such information has been submitted.

Condition 17 reads:

17) 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.*

The applicant has submitted a water calculation which confirms that the total water consumption under the code for sustainable homes comes out at 102.8 litres per person per day, which meets with the requirements of the conditions to demonstrate that no more than 110 litres of water per person per day shall be consumed. It is recommended that this report is listed to ensure continued compliance with the consumption.

Conclusion:

In light of the evidence that has been submitted to support the discharge of the 4 conditions associated with Hart Plain Avenue there is considered sufficient information to support the discharge of conditions 8 and 17. It is recommended that additional

information is submitted to support the discharge of conditions 7 to demonstrate how the GSHP will be managed and maintained, ideally with photographs of the chosen unit. It is noted that limited information has been submitted in regards to the discharge of condition 10 and therefore until this is submitted, an assessment cannot take place and a DOC cannot be permitted.