

Climate Change Coordinator Comments

Application No	APP/21/01350
Address	Land north of the oysters, Station Road, Hayling Island
Development	Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved
Case Officer	AM
Comments By	EC
Date of Comments	2nd October 2025

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

The site lies outside the urban area as defined by the councils development plan and relevant policies. These policies seek to restrict development in these locations, except in exceptional circumstances and the councils planning policy team will comment on this further.

Under the Councils adopted local plan, policies CS13 and CS14 are relevant to this proposal.

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.

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.

This should be demonstrated through a sustainability statement outlining these requirements and it is noted that within the design and access statement that part of this information is highlighted but not specifically around the levels of carbon reduction nor where specifically and in what quantity the measures for renewables etc will be included.

Climate Change Strategy

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. Building sustainable development within the Borough is significantly important for achieving these targets and it is noted that within the Design and Access Statement point 10 provides some further detail regarding how the development is considering sustainability onsite. The D&A statements outlines some of the works proposed which include:

- Passive solar design measures that optimise heat losses and gains and maximise natural light penetration.
- Natural ventilation and solar shading which helps prevent overheating and reduces cooling demand
- New and emerging technology, including heat recovery from waste heat, and façade design as well as using insulation, heat recovery and low energy systems.
- Winter gardens can be used to provide thermal buffering and, allow daylight penetration and allow the use of natural ventilation strategies.
- Construction details to be carefully considered to ensure thermal bridging and air permeability is minimised.
- New electric vehicle charging ports across the scheme

The statement goes on to explain provisions around open space, sustainable drainage, developing a water strategy and more which is positive to show and demonstrates that sustainability measures have been considered. However, there is a lack of detail in regards to the emissions this would reduce/remove and how these works would be specifically developed and designed out to ensure the lowest carbon outputs are considered.

The application does not contain a sustainability statement showing where and how low carbon measures would be included within the development and the detail around the chosen methods and technology. The plans do not demonstrate where and how this provision would be included and therefore without further information it is not able to be determined whether there is enough taking place onsite to justify the loss of the greenfield development outside of the urban area.

Conclusion:

The D&A statement goes some way in outlining where and how some sustainable measures could be included onsite and it is positive to see that some functions around solar design, ventilation, construction and EV technology has been considered. However, in order to be supported the applicant would need to demonstrate exactly where and how this was going to be incorporated within the design and at this stage this is not clear. The applicant should also be outlining where and how carbon emissions are being reduced/removed as a result of the works so that the authority can make an informed decision regarding how carbon intensive the development is.

It is also considered that there are additional methods that a site of this scale could achieve and these should be demonstrated throughout any planning application through a sustainability statements.

It should be noted that there will be refreshed approach to this consideration in the new building a better future local plan. Depending on the timescales of any application submission the policy requirements may be subject to change.