

Climate Change Coordinator Comments

Application No	APP/25/00987
Address	270 London Road, Waterloooville, PO7 7HG
Development	Part retention and reconfiguration of ground floor commercial area; conversion of upper floors and part ground floor from commercial and 1no. self-contained flat, to residential use comprising 4no. Studio flats and 10 bedroom Co-Living apartment, to include construction of additional storey to rear and associated alterations.
Case Officer	JF
Comments By	EC
Date of Comments	28 th January 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.

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 detail alongside measures to ensure carbon reduction and assessment of appropriate renewables onsite should be contained within a sustainability statement with the application. However, it is noted that a sustainability statement has not been submitted

and this detail is not contained within the design and access statement submitted therefore a full assessment at this stage, cannot be completed.

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 ensuring development supports the retention and enhancement of a sustainable Borough.

At this stage 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 a full assessment cannot be completed.

Conclusion:

The applicant would need to demonstrate exactly where and how sustainable low carbon design is 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.