

Climate Change Comments

Application No	APP/25/00979
Address	7/9 London Road, Widley, Waterlooville, PO7 5AT
Development	Change of Use of Nos 7 and 9 London Road from Bed and Breakfast and Residential Dwelling into HMO providing temporary accommodation for local homeless people in ensuite studio rooms with shared facilities (10No. 2 bed units; 4No. 1 bed units). Proposals include the remodelling and refurbishing of the building including internal reconfigurations. The proposals also include landscaping, paving , alterations to boundary treatments , alterations to materials and fenestration and a bin and cycle store building.
Case Officer	SD
Comments By	EC
Date of Comments	2 nd March 2026

Corporate/Policy Position

Climate Change and Sustainability considerations are included in the below policies of the Councils adopted local plan and within the Councils Climate Change Strategy and Action Plan.

The Council adopted its Climate Change Strategy and Action Plan in 2024 and has ambitious goals to be a net zero borough by 2045 and to achieve a reduction in greenhouse gas emissions by 68% by 2030.

The council declared a climate emergency in November 2024 acknowledging the need and transformative action in response to the climate crisis and in 2025 the authority declared a nature emergency.

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.

Within the Councils adopted Local Plan (Core Strategy) the following policies are relevant

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

Assessment

Climate Change Strategy and Action Plan

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.

It is noted that a sustainability assessment has not yet been submitted with the application but within the Design and Access Statement, page 7 discusses approaches to remodelling and refurbishment. As outlined in the report, government targets requires all HMOs to have an EPC rating of above C. Although the statement gives some information about work which will be carried out, this does not demonstrate how the works will ensure an EPC level C rating is achieved and therefore it unclear if this is an achieved outcome of the works outlined.

New and/or refurbished development is required to follow a fabric first energy hierarchy in order to design out and minimise carbon demand onsite. Especially when the development site is in a poor condition where much of these works could be incorporated.

This can be through measures such as orientation, fenestration, ventilation and insulation. It also includes installing low carbon design technologies, renewable energies onsite and enhancing green infrastructure where possible as well as considering recycling and re-use of materials and other measures similar but not limited to the above. From following a fabric first approach the development intends to design out carbon by following this approach which is positive to see.

The detail of where and how the other measures are proposed to be installed are not clear. It would be beneficial to understand the carbon savings to be achieved onsite and whether this is in line with, or achieving higher than outlined within building regulations of which the site has potential.

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.

Conclusion:

There is a lack of detail within the current statement of where and how the proposal will be designing out carbon and encouraging waste and water recycling.

It is considered that there are additional methods that a site of this scale could achieve and these should be demonstrated at the planning application stage through a sustainability statement with specific detail around the carbon emissions that are being reduced/removed as a result of the proposal so that it can be determined how carbon intensive the development is.