

Principal Sustainability Officer Comments

Application No	APP/26/00616
Address	50 Beach Road, Emsworth, PO10 7HR
Development	Demolition of existing detached dwelling and garage outbuildings and construction of new detached dwelling with garage and ancillary accommodation
Case Officer	JF
Comments By	EC
Date of Comments	23 rd September 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 it's 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 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. This should demonstrate how the proposed development will deliver a multi-layered approach combining biodiversity, flood management, climate adaptation, preventing over-heating and social value benefits. Natural England's Green Infrastructure Framework provides a useful template for expected standards

The case officer should review whether the proposal is maximising the opportunities onsite to this regard.

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 design and access statement there is confirmation that solar PV will be accommodated onsite alongside an ASHP in order to ensure that renewable energy is provided however, there is limited detail that outlines the quantity of carbon reduction being accommodated onsite through following a fabric first approach and energy hierarchy and therefore until this information is submitted it is considered that there is insufficient detail in order to ensure that condition CS14 has been complied with.

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.

New development is required to follow a fabric first energy hierarchy in order to design out and minimise carbon demand onsite. 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.

Within the submitted a Design and Access statement it outlines that the proposal shall:

- Be constructed to a high standard of insulation and airtightness with high-performance windows and external doors.
- Heating, cooling and domestic hot water will be provided through a fully electric air source heat pump.
- Renewable energies will be provided onsite through solar PV which has an anticipated capacity of 7.65kW.
- Passive design measures have been included to minimise the need for mechanical heating and cooling.

It is acknowledged that these are positive steps to be included onsite as part of the proposal but without a sustainability statement being submitted, at this stage it is not clear specifically where and how carbon is being designed out of the proposal and what exactly the carbon reductions achieved onsite would be.

It is also noted that under the Future Homes Standard produced by Government that any new property would be expected to be reaching high and specific heating space, energy efficiency, water efficiency and carbon reduction targets as a mandatory requirement and therefore the proposal should consider this and incorporate this detail within a sustainability statement.

Conclusion:

The Design and Access Statement submitted with this application gives an overview of some of the measures which will be taken forward in order to design out carbon, provide renewable technology and incorporate green infrastructure however, specific details, targets and reductions are limited which means carrying out a full detailed assessment of

the sustainability of the proposal has not able to be taken forward. It is noted that on a new property there are opportunities where multiple approaches to increase energy efficiency, design out waste, design out carbon, develop renewables and include effective infrastructure are possible which a sustainability assessment should outline.

Therefore, until such detail is submitted a full assessment is not able to be completed.