Principal Sustainability Officer Comments

Application No	APP/26/00633
Address	Land adj St Patricks RC Church, Manor Road, Hayling Island, PO11 0QU
Development	Construction of two detached three-bedroom bungalows with new vehicular access
Case Officer	JF
Comments By	EC
Date of Comments	28th October 2026

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.

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

National and Local Planning Policy

The National Planning Policy Framework (NPPF) seeks to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. The NPPF sets out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

Chapter 5 of the National Planning Policy Framework (August 2026) outlines under CC1 that development plans must support the transition to net zero by 2050 in line with the Climate Change Act 2008. Development plans should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. Spatial strategies should help achieve radical greenhouse gas reductions, supported by optional carbon assessments for development options.

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.

All 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.

The applicant has not submitted information in regards to the above either through the design and access statement, nor a Sustainability Statement with the application. Therefore, the proposal currently is not considered to comply with the policies within the adopted local plan when it comes to sustainability, nor does it comply with the carbon reductions required under the authorities Climate Change Strategy and Action Plan.

Therefore a sustainability statement should be submitted at the earliest opportunity so that this assessment can be made. The sustainability statement should include the total percentage of emissions saved onsite which should be in excess of the 31% required under Building Regulations Part L.

Any Sustainability Statement should also include details regarding the approach to recycling waste onsite, materials to be used and where and how low carbon renewable technologies are being utilised.

It is noted from a review of the plans that the design and location for the above technology has not been laid out/ cannot be seen. There is also limited information regarding EV infrastructure onsite which would be a requirement under Building Regulations which would be conditioned as part of any decision on the application.

It should also be noted that under the Future Homes Standard produced by Government any new development 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 where possible to ensure the development is as sustainable as possible for the longevity of the development.

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 to respond and combat the impacts of climate change alongside resident amenity requirements. This should be outlined with a sustainability statement or within the design and access statement/ supporting information and plans that are submitted. At this moment the information is limited and therefore this cannot be assessed.

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.

A sustainability statement should be submitted to outline how the development will comply with the above and what renewable technology will be considered onsite to ensure that policy CS14 is complied with.

Conclusion:

At this stage there is limited detail submitted with the application in order to determine where and how low carbon measures and technologies will be included.

New developments are 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.

A sustainability statement should be submitted in order for this assessment to take place. This should outline where the works are in compliance with policy requirements and what/ how many carbon emissions have been reduced, removed and mitigated against as a result of the proposed development and where sustainable design has been included.

Only once this is submitted can a full assessment as to how carbon intensive the development is can be determined.