

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	28 th October 2026
<p>Following a request for a sustainability statement in September 2026, a Sustainability and Energy Statement from Cover Storey Architects has now been submitted for review as part of application APP/26/00616 and the construction of a new dwelling with garage and ancillary accommodation.</p> <p>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.</p> <p>Adopted Local Plan- Core Strategy</p> <ul style="list-style-type: none"> • CS13- Green Infrastructure • CS14- Efficient use of resources <p>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.</p> <p><u>Assessment</u></p> <p><u>National and Local Planning Policy</u></p> <p>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.</p> <p>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.</p>	

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.

The Sustainability and Energy Statement (SES) submitted by the applicants confirms that a fabric first approach will be taken in terms of the orientation, arrangement of accommodation, passive solar shading, thermal mass and the creation of a high-performance building envelope to work together to reduce energy demand. The preferred MVHR strategy complements these measures by limiting ventilation heat losses, while the ASHP provides efficient, fossil fuel free heating and hot water.

The resulting indicative energy assessment demonstrates that a reduction of regulated operational carbon emissions onsite would achieve a reduction of up to 79-85% before accounting for the proposal 7.65 kWp photovoltaic installation and battery storage.

The statement confirms that as part of the demolition materials will be reused and recycled where possible as part of the Construction Environmental Management Plan and that EV charging will be provided with water recycling measures.

It is very positive to see a development of this scale including the above listed low carbon and renewable measures. The SES acknowledges that under the Future Homes Standard produced by Government 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 has taken this into consideration as part of its design and the potential carbon reductions are clear.

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. 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 SES it has been confirmed that the dwelling will be all electric with no gas connection served by an Air Source Heat Pump. A roof mounted solar PV array of approximately 7.65 kWp is proposed with battery storage which will permit the storage of daytime energy generation to be used in the evening. This is shown within the roof plans submitted as part of the application and shall be listed within the approved documents.

The SES outlines where and how carbon is being designed out within the proposal and the likely carbon savings that would be reduced as a result of the fabric first approach and installation of renewables and other low carbon measures. This is considered to meet the requirements of policy CS14, is supported and should be conditioned accordingly.

Conclusion:

The latest Sustainable and Energy Statement outlines additional detail around how the proposal will recycle and reuse materials onsite, design out carbon from following fabric first principles and will install renewables onsite alongside other low carbon technologies and includes water recycling.

Indicative space heating demand is approx. 20-40% lower than gas heated options bringing a total reduction of emissions to approximately 79-85% for the development which is positive and policy complaint. In order to ensure standards are met within the proposal the below conditions are recommended alongside a support in principle for the proposal.

It is recommended that the submitted Sustainability and Energy Statement is listed within the approved plans of the application and that the following conditions are included with any planning permission that may be given:

- 1) The development shall be built in accordance with the details submitted within the Sustainability and Energy Statement prepared by Cover Storey Architects. As a minimum the development shall achieve a reduction in CO2 emissions of at least 31% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2022 Building Regulations. The development shall be carried out in full accordance with the approved details as submitted in the Sustainability and Energy Statement.

Reason: In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

- 2) Prior to the occupation of the development hereby approved, details of the air source heat pump, including it's location, together with details as to its maintenance, shall be submitted to and approved in writing by the Local Planning

Authority. The approved heat pumps shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.

Reason: In the interests of energy efficiency and the amenities of neighbours, having due regard to policies DM10, CS14, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3) Prior to the occupation of the development hereby approved, details of Photovoltaic Solar Panels to be used shall be submitted to and approved in writing by the Local Planning Authority. The approved panels shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.

Reason: In the interests of energy efficiency and the amenities of neighbours, having due regard to policies DM10, CS14, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 4) Prior to the occupation of the development hereby approved, details of the Electrical Vehicle Charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved chargers shall be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.

Reason: In the interests of energy efficiency and the amenities of neighbours, having due regard to policies DM10, CS14, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.