

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
12 November 2020**

I am now able to enclose, for consideration by the Development Management Committee on 12 November 2020 , the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No Item

5(1)	APP/19/00768 - Land to the rear of, 15-27 Horndean Road, Emsworth	1 - 2
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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
12 NOVEMBER 2020

Item 4 (1)

Land West of 15 – 27 Horndean Road, Emswoth

Updated 11 November 2020.

Updates

The Officer Report produced for this item is updated/corrected as follows:

Conditions

(a) Ecology

The Council's Ecologist has confirmed that provided the ecological mitigation, compensation and enhancement measures as detailed in Condition 16 are implemented on the part of the SINC to be retained on the site, together with the compensation provision on land to the south, the projected biodiversity net gain calculations are achievable. This would accord with Policy E14 of the emerging Local Plan.

To ensure ecological compensation provision is secured on the land to the south prior to the commencement of the development, the following additional condition is recommended.

Additional Condition 23

Not to commence development until there is a binding provision with the landowner for the ecological compensation provision on land edged red on Plan No. 1, which shall be submitted in writing to the Local Planning Authority.

Reason: In the interests of nature conservation and biodiversity net gain, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Officer comment: *As to the land edged red, in the binding provision with the landowner (i.e. between the developer and the Council), it is understood that there will be a requirement that the compensation provision will be undertaken.*

(b) Energy Efficiency

Since drafting the report, the applicant has confirmed the Company's commitment to comply with the energy efficiency requirements of Policy E12 in the emerging Local Plan. Therefore, a further additional condition is recommended to secure this as follows.

Additional Condition 24

No above ground construction works shall take place unless and until details specifying the Energy Efficiency of the residential development in accordance with Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 have been submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.

Reason: To ensure the energy efficiency of the residential development in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

(c) Amendment to Condition 2 – additional plan under the heading ‘Architectural plans’
– Plan 1 – Compensation Area – Site Area 0.59ha.

Amendment to the report

When drafting the report, the stand-alone housing policy for the site was Policy HX1. This has since been renumbered in the emerging Local Plan to Policy HX. Whilst the policy number has changed, nothing in the requirements of the policy has.