



EASTERN BCP PLANNING COMMITTEE – 19 February 2026

ADDENDUM SHEET

6a

Address: Land east of Phase 8 Hoburne Farm Estate, Christchurch BH23 4HP
Application number: 8/23/0512/FUL

Update:

1. **Paragraph 3:** The mix and tenure of Affordable Housing to be amended to:

Mix

10 x 1 bed flats (23%)
15 x 2 bed houses (37%)
17 x 3 bed houses (40%)

Tenure – Rented

10 x 1 bed flats
8 x 2 bed houses
10 x 3 bed houses

Tenure – Shared Ownership

7 x 2 bed houses
7 x 3 bed houses

2. Missing word: **Paragraph 38** – The site was previously
3. Paragraph 59 to be amended to: *At 1 April 2025, BCP Council had a housing land supply of 2.55 years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.*
4. **Paragraph 67:** The BCP Council's current housing land supply position is **2.55** years

5. **Paragraph 90:** The spelling to be corrected: *The proposed development will result in 104 new units (22 flats and 82 houses) arranged around a main spinal access road with cul-de-sacs branching branching out of it.*
6. **Paragraph 101:** It is proposed to remove 12 Category C and U individual and group of trees
7. An additional section to be added to the officer report before the planning balance section:

Renewable Energy and Building Sustainability

Policy ME3 requires new developments to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options. This is reinforced by policies ME4 which states that the provision of renewable, decentralised, and low carbon energy will be encouraged in residential development of 10 or more dwellings.... the expectation will be that 10% of the total regulated energy used in these types of development will be from such energy sources, unless having regard to the type of development involved and its location and design, this is not feasible or viable.

The applicant has not provided any information on how the proposal would comply with the requirements of policies ME3 and ME4. Paragraphs 6.17 and 6.18 of the Planning, Design and Access Statement dated September 2025 state that matters relating to carbon emission, energy efficiency and provision of renewable energy can be secured by condition. It is considered that the proposal has potential to incorporate energy efficiency and renewable energy measures with PV solar panels, SUDs system and green roofs and an informative note is included to remind the developer of such approaches.

It is to be noted that some of the sustainable building construction details are also controlled by Building Regulation climate emergency response such as Part L – Conservation of fuel and power, Part F – Ventilation, Part O – Overheating and Part S – Infrastructure for charging electric vehicles. Considering all of the above, no objection is raised on Renewable Energy and Building Sustainability grounds in this instance. Notwithstanding, an additional condition is now suggested to secure 10% of the predicted future energy use of each new dwelling to be derived from on-site renewable sources in accordance with policies ME3 and ME4 of the Core Strategy.

Recommendation

Additional condition:

31. Prior to first occupation of the building hereby permitted, details of measures to provide 10% of the predicted future energy use of each new dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

- a) The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and
- b) The corresponding Energy Performance Certificate (EPC), and
- c) A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable energy technology.

Reason - In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply.

6b

Address: 55 Highfield Road Bournemouth BH9 2SE

Application number: P/25/04672/FUL

Update:

Additional Condition:

No part of the development hereby permitted shall be occupied unless a House in Multiple Occupation Management Plan has first been submitted to and approved in writing by the local planning authority that shall in particular include:

- Contact details to report any incidences of anti-social behaviour to be accessible 24 hours 7 days a week.

Once approved, the scheme shall be implanted in strict accordance approved Management Plan.

Reason: To ensure the facility is well managed

Recommendation

6c

**Address: Southbourne Crossroads Car Park Southbourne Coast Road
Bournemouth BH6 3NH
Application number: P/25/04045/COND R**

Update:

Paragraph 51 of the officer's report to be amended:

The contribution required for this site in this instance for 27 flats is £8,100, plus a £405 administration fee (£300 per residential unit, including flats plus 5% admin fee). The required mitigation will be secured through a legal agreement to overcome that issue and make it acceptable.

Amend paragraph 27 of the officer's report:

The construction of 4no. blocks of flats on site has been allowed by committee members under the application ref. 7-2025-28119-C.

Amendment to paragraph 37 of the officer's report:

No. 35a has a principal elevation wall facing the application site.

Amendment to Section 106 terms

- Financial contribution of £8,100, plus a £405 administration fee towards the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site.

Recommendation