Consultee Comments for Planning Application APP/24/00618

Application Summary

Application Number: APP/24/00618
Address: 21 Mengham Road, Hayling Island, PO11 9BG
Proposal: Application to determine if Prior Approval is required for a proposed Change of use from Commercial, Business and Services (Use Class E) to 3No. 1 bed Dwellinghouses (Use Class C3).
Case Officer: Josephine Lacey

Consultee Details

Name: Consultee JH COMMUNITY INFRASTRUCTURE TEAM
Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Email: Not Available
On Behalf Of: Community Infrastructure

Comments

CIL Liable: http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule. If prior approval is granted we will require a CIL Form 5: Notice of Chargeable Development prior to commencement.

If the applicant chooses to address SRMS and Nutrient Neutrality mitigation prior to decision, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:
(a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the additional dwelling and its respective number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough Council

b) Issue the Nutrient Neutrality Unilateral Undertaking. See https://www.havant.gov.uk/nitrogen-developers

As this is a prior approval application, payment in respect of SRMS and Nutrient Neutrality is required up front before commencement. However, we strongly recommend the applicant settles this amount prior to the decision being made. If a prior approval is implemented without having met the obligations under the Habitat Regulations, there will be a breach of planning control.