

Consultee Comments for Planning Application APP/23/00851

Application Summary

Application Number: APP/23/00851

Address: The Golden Slots, 1 East Street, Havant, PO9 1AA

Proposal: Conversion of existing buildings to form 4 no. 1 Bed Supported Living Apartments - Use Class C3(b).

Case Officer: Tina Pickup

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

The CIL Charging Schedule refers to the following evidence base: Extra Care Housing Toolkit published by the Care Services Improvement Partnership.

Having viewed the Toolkit, provided the information contained within the Planning, Design and Access Statement provided with the application at Paragraphs 4.1.1 and 4.1.2 translate to the plans, the scheme as presented is not CIL Liable as it can be considered Extra Care Housing. 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. However, firstly the Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS), details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

See extract taken from the strategy below:

"6.9 The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case by case basis by the local planning authority. The key "test" is based around the likelihood of the proposed development generating additional recreational visits to the SPA(S). For example, residential accommodation designed specifically for elderly people a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would also apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3

residential properties"

The current scale of charges is available on our website using the link above. The rates are indexed at 1 April each year.

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