Consultee Comments for Planning Application APP/23/00105

Application Summary

Application Number: APP/23/00105
Address: Block B, Wellington Way, Waterlooville
Proposal: Prior Approval for development consisting of works for the construction of 15No. 1 and 2 bed dwellinghouses immediately above the topmost storey on a terrace building where that development comprises rebuild of first floor together with any associated works.
Case Officer: Leanne Richardson

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, Planning Policy & Urban Design

Comments

CIL Liable: http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule. A CIL form 2: Assumption of Liability has now been submitted.

Additionally, 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.