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: Mrs Louise Weaver - Community Infrastructure Officer
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. A CIL form 2: Assumption of Liability is required before decision is made to enable us to calculate the CIL due and issue a CIL Liability Notice on decision.

If this were a similar full application, mitigation payments in respect of SRMS and Nutrient Neutrality would be required up front before decision. Whilst this application is a prior approval these issues have to be resolved prior to occupation.

However, we strongly recommend the applicant submits the supporting paperwork enabling the HRA to be progressed. Then makes the mitigation payments needed and the associated Unilateral Undertaking is signed and submitted prior to the decision being made. If the development proposed is occupied without having met the obligations under the Habitat Regulations, there will be a breach of planning control which would void the permission:

Permitted development
3.(1) Subject to the provisions of this Order and regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.