

Consultee Comments for Planning Application APP/22/01136

Application Summary

Application Number: APP/22/01136

Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposal: Change of use of existing two storey building from B1a to residential including part demolition and extension of existing building, formation of new residential garden and reallocation of parking and erection of 1No. dwelling to rear.

Case Officer: Lesley Wells

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. The full proposed floor area is chargeable as the agent has stated at Q7 of CIL Form 1 that the building has not been occupied for its lawful use for 6 continuous months of the 36 previous months so no credit can be given for any demolition or change of use. However Form 1 also states the building was last occupied for its lawful use in January 2022, so clarification may be needed as to whether that use was for more or less than 6 months :

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

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 one additional dwellings 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>