

Consultee Comments for Planning Application APP/19/00206

Application Summary

Application Number: APP/19/00206

Address: The Loose Boxes, Adj Monlas, Northwood Lane, Hayling Island

Proposal: Change of use from agricultural building to 2No. dwelling houses subject to prior approval.

Case Officer: Daphney Haywood

Consultee Details

Name: Mrs Louise Weaver - Community Infrastructure Officer

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: louise.weaver@havant.gov.uk

On Behalf Of: Community Infrastructure

Comments

The CIL Additional Information Form declares the agricultural barn proposed to be converted as still being in use and of greater area than that involved in the new dwellings. Providing this is correct then there will be no CIL Liability and this should be confirmed in the Officers Report and in writing to the applicant, post decision by the CI Team.

Usually, instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy (SRMS) Unilateral Undertaking, based on the number of dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

As this is a prior approval we would recommend that the applicant complies with the SRMS process, otherwise if they implement the prior approval once given, without recourse to Natural England then their development would be in breach of the Habitat Regulations and would therefore be unlawful. This recommendation should be put to the applicant by the Case Officer.