

Consultee Comments for Planning Application APP/18/01319

Application Summary

Application Number: APP/18/01319

Address: Natwest, 22 Mengham Road, Hayling Island, PO11 9BL

Proposal: First floor rear extension to building at first floor level in order to create 2No. flats at first floor level (1 one bed and 1 two bed), accessed from the existing staircase to the side of the building. Change of use of ground floor to become a retail/pharmacy unit (A1) with revised front entrance;|cr|Natwest ATM to remain in position.

Case Officer: Emma Chisnall

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, Planning Policy & Urban Design

Comments

We would thank the applicant for submission of the additional evidence regarding the closure of NatWest. This confirms that the branch closed 10 November 2015. As the building was not in use for 6 months of the three years preceding the decision date then CIL will apply to the existing floorspace.

We note that a new CIL Additional Information Form has been submitted, however, as the proposed use is for both retail and flats the entire development will be CIL Liable (although these figures need to be checked by the case officer):

Residential 160.80sqm

Retail 155.90sqm

This scenario and the principle of the relevant CIL Liability is outlined on page 10 of the Developer Contributions Guide:

<http://www.havant.gov.uk/sites/default/files/documents/Update%20Dec%202018.pdf>

The CIL rate is set out in our Charging Schedule (indexation based on the year of decision applies):

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

In respect of the Solent Recreation Mitigation Strategy Unilateral Undertaking, these rates will increase if a decision is made on or after 1 April 2019. See <http://www.havant.gov.uk/unilateral-undertaking-solentrecreation->

mitigation-strategy