



Havant
BOROUGH COUNCIL

HAVANT BOROUGH
COUNCIL

06 MAR 2015

RECEIVED

Mr Tutton

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Our Ref: APP/14/01166
Direct Line: (023) 9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
Date: 23 February 2015

Dear Sir

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010**

Site Address: 16 Latchmore Forest Grove, Waterlooville, PO8 8XG

Proposed Development: Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access. (Revised application).

I write in relation to ecology and related financial contribution requirements. I note it is your intention to appeal the refusal and that you seek to address refusal reason 4 relating to the ecology contribution.

The proposal would result in a new dwelling and in accordance with the adopted Havant Borough Council Local Plan (Core Strategy) Policies CS11 and CS21 together with Havant Borough Local Plan (Allocations) July 2014 policy DM24 provision should be made for the mitigation of the development impact on the Special Protection Area (SPA). Given the scale of the proposal, the Council (in consultation with Natural England) is prepared to accept a financial contribution toward the cost of mitigation of the developments impact on the SPA.

The financial contribution is £172 per dwelling and the matter can be dealt with by sending a cheque made payable to Havant Borough Council, along with a signed copy of the Payment Form/Deed (pages 3 and 4 of this document).

There will also be an administration fee of £20 and a monitoring fee of £8.60 per dwelling. The total amount payable is shown on the attached Payment Form/Deed.

Further information on financial contributions can be found in the document 'Developer Contributions Guide' which can be found on the Planning Policy pages of the Havant Borough Council website www.havant.gov.uk.

Yours sincerely

Daphney Haywood
(Planning Development)

In order that we may deal with this matter as quickly and efficiently as possible please send back the completed Payment Form and tear off slip with the payment.

Developers Contribution - 16 Latchmore Forest Grove, Waterlooville, PO8 8XG
Case No: -. APP/14/01166
Return to:

Planning Services
Havant Borough Council Contact Name: Mrs D Haywood
Public Service Plaza
Civic Centre Road
Havant
Hants
PO11 9AN Email Addr: daphney.haywood@havant.gov.uk

Signed: _____

Date: 3rd March 2015.

ENVIRONMENTAL MITIGATION SPECIAL PROTECTION AREA PAYMENT FORM/DEED

(FOR UP FRONT PAYMENT OF DEVELOPERS CONTRIBUTIONS BY CHEQUE/CASH)

Dated: 2015 Full Name of Owner(s): Mr J Tate
Address of Owner(s): 16 Latchmore Forest Grove Waterlooville PO8 8XG
Application Number: APP/14/01166 ("the Application")
Application Site Address 16 Latchmore Forest Grove, Waterlooville, PO8 8XG, ("the Land")
Name of Ward: Cowplain

The Special Protection Area Contribution: on hundred and seventy two pounds calculated from a sum of £172 per dwelling

Administration fee: Twenty Pounds (£20)

Monitoring fee: eighth pounds and 60 pence (£) calculated from a fixed rate of £8.60 per dwelling

Total Payable ("the Sum"): two hundred pounds and 60 pence (£200.60)

"the Special Protection Area Contribution" being a contribution to be applied by the Council or the County Council in respect of the Special Protection Area avoidance and mitigation measures delivered through the Solent Interim Planning Framework in accordance with policy DM24 of the Havant Borough Local Plan (Allocations) July 2014.

This Deed and undertaking is made by the above named Owner ("the Owner") and is given to Havant Borough Council of Public Service Plaza, Civic Centre Road, Havant PO9 2AX ("the Council")

WHEREAS

- (1) The Owner is the owner/lessee/occupier/licensee/prospective purchaser* of the land comprised in the Application as shown edged red on the plans submitted with the Application ("the Land")
- (2) The Council is the Local Planning Authority for the purpose of the Town and Country Planning Act 1990 ("the Act") for the area within which the Land is situated
- (3) The Owner has applied to the Council for planning permission for the development specified in the Application
- (4) The Land lies within the Havant Borough Council Local Plan (Core Strategy) area and within the Natural England Consultation Zone which requires that all new dwellings built therein must be assessed and make appropriate provision for the development's impact on the Special Protection Area
- (5) Where developers do not or are unable to provide on site mitigation or appropriate off site mitigation provision they are required to make a payment to meet the cost of providing or improving warden provision to better manage and mitigate visitor pressure on the Special Protection Area
- (6) This Deed is a Planning Obligation made pursuant to Section 106 of the Act and all other powers enabling the parties hereto

NOW THIS DEED WITNESSETH as follows:

1. The Owner hereby covenants to pay the Special Protection Area Contribution, plus the administration fee to the Council (the total of the contributions and the administration fee being referred to as "the Sum") on or before the date of this Agreement
2. The Council shall pay the Contribution when received into a ring-fenced fund which shall be used exclusively to implement the proposals set out in the Strategy or any amendment or revision thereof
3. The Council shall refund the Sum to the Owner on written demand in the event that the Application is refused, after the period for an appeal to be lodged has expired

4. The Owner hereby acknowledges that the Special Protection Area Contribution and the administration and monitoring fees are lawfully due to the Council

IN WITNESS whereof the Owner has executed this Agreement as a Deed the day and year first before written

SIGNED as a DEED by ²

)
)
)
)

signed in the presence of:

Witness Signature

Occupation:

Address:

SIGNED as a DEED by ³

)
)
)
)

signed in the presence of:

Witness Signature:.....

Occupation:.....

Address:.....

*Executed as a DEED by
Affixing the COMMON SEAL of

)
)
)
)
)

in the presence of:

Director

Director/Secretary

*Signed as a DEED by

)
)
)

acting by
a director and its secretary /

two Directors

Director

Director/Secretary

* Delete whichever does not apply

² Applicant should insert their full name and sign as indicated.

³ Second Applicant (if appropriate) should insert their full name and sign as indicated