



Havant
BOROUGH COUNCIL

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Mr Wensley
Daniells Harrison
The Old Manor House
Wickham Road
Fareham
PO16 7AR



Our Ref: APP/14/00591
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
Date: 22 August 2014

Dear Mr Wensley

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

Site Address: 98 Bedhampton Road, Havant, PO9 3EZ

Proposed Development: First floor and roof extensions to provide 3No. 2 bed flats at first and second floor level with associated car parking, cycle and bins storage and access from Lester Avenue. Crown lift 1No. Common Ash (T3) to 6.5m and reduce laterals to the south side by 1.8m to provide clearance from the building and further provide clearance around telephone cables, subject to TPO 1795.

I am writing further to my letter of the 21st August 2014 in relation to ecology and related financial contribution requirements.

Whilst I cannot guarantee that planning permission will be granted, the financial contribution requirement needs to be addressed prior to the granting of any possible planning permission.

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.

You have two options for securing payment of the contributions, as follows:

1. Upfront payment prior to a decision. This can be done 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) before 2nd October 2014.

If you choose option 1, 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. **NB Failure to return the Payment Form/Deed will result in a delay in determining the planning application.**

2. Section 106 legal obligation: either legal agreement or unilateral undertaking. You have the option of entering into a legal obligation to pay the contributions upon commencement of the development. If this is your preferred option, please contact the Case Officer as soon as possible to discuss the procedure. Please note that the legal obligation will need to be completed and signed before 2nd October 2014. Please also be aware that a legal fee of **£230** will be required for this procedure, in addition to a monitoring fee of £8.60 per dwelling.

I must stress that even by agreeing to make a financial contribution there is no guarantee that your application will necessarily be considered acceptable but by making a financial contribution you will overcome an immediate issue.

The need to address the issue of the financial contributions is also subject to a time constraint. The Government requires standards of performance on local councils to determine various types of planning applications within strict timescales. The determination of planning applications cannot be delayed whilst you consider options on how to make the necessary financial contribution. If no financial contribution has been made or legal obligation completed by 2nd October 2014, we will refuse planning permission or seek your formal agreement to a further extension of time to determine the application.

I hope this letter is self explanatory. I would emphasise that it does not constitute the grant of planning permission and no formal planning decision has been made. If you have any queries about this letter and the financial contribution please contact the case officer.

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



Mr Chris Murray
Service Manager (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 - 98 Bedhampton Road, Havant, PO9 3EZ

Case No: - APP/14/00591

Return to:

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO11 9AN
Contact Name: Mr D Eaves

Email: David.Eaves@havant.gov.uk

Signed:

Date: 2.9.14

ENVIRONMENTAL MITIGATION SPECIAL PROTECTION AREA PAYMENT FORM

(FOR UP FRONT PAYMENT OF DEVELOPERS CONTRIBUTIONS BY CHEQUE/CASH)¹

Dated: 2nd September 2014 Full Name of Owner(s): Mr Robert Cainer
Sterling Estates Limited
Address of Owner(s): 28 Barnhill Road Prestwich Manchester
M25 9NH
Application Number: APP/14/00591 ("the Application")
Application Site Address 98 Bedhampton Road, Havant, PO9 3EZ, ("the Land")
Name of Ward: Bedhampton

The Special Protection Area Contribution: Administration fee: Twenty Pounds (£20)
Monitoring fee: £8.60 per dwelling
Total Payable ("the Sum"): £381.20

"the Special Protection Area Contribution" being a contribution towards 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) Submission Version December 2013.

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

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/Sec

* 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