

Consultee Comments for Planning Application APP/24/00269

Application Summary

Application Number: APP/24/00269

Address: 25 Mengham Road, Hayling Island, PO11 9BG

Proposal: Conversion of part of a vacant retail unit to form 1 No. self-contained flat with associated amenity space, parking, and bin and cycle storage.

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

Comments

The application is not CIL liable because the entire floor area has been occupied for its lawful use for 6 continuous months of the 36 previous months so credit can be given for the proposed change of use.

Pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:

(c) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the additional number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough Council

(d) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>

Biodiversity Net Gain

In England, biodiversity net gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a biodiversity net gain of 10%. This means a development will result in more, or better quality, natural habitat than there was before development. More information is available: <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers>

There are some exemptions and if an exemption is claimed this must form part of the planning application submission.