

Consultee Comments for Planning Application APP/24/00096

Application Summary

Application Number: APP/24/00096

Address: Garage Compound, Whitsbury Road, Havant

Proposal: Demolition of existing buildings and erection of a supported housing building for mothers and children (Use Class C2) with associated access and parking.

Case Officer: David Eaves

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

CIL

CIL would not be sought as the development is classed as C2 care home. CIL would only be chargeable on accommodation identified as a self-contained flat for use by staff, but this proposal indicates that there is no accommodation of this type.

Solent Recreation Mitigation Strategy (SRMS)

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy, details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

See extract taken from the strategy below;

6.9 The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case-by-case basis by the local planning authority. The key "test" is based around the likelihood of the proposed development generating additional recreational visits to the SPA(s). For example, in respect of residential accommodation designed specifically for elderly people, a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly, but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on-site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3 residential properties.

The current scale of charges is available on our website using the link above. The rates are indexed at 1 April each year.

Nutrient Neutrality (NN)

The development would need to mitigate against the effects of the water quality impact arising out of the development. See: <https://www.havant.gov.uk/nitrogen-developers>.

A full S106 agreement may be necessary (which would also cover SRMS and NN) if site specific highway improvements are found to be necessary or if any other matters arise out of consultee responses.

However, as overnight accommodation is proposed for part of the floorspace, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>.