

Consultee Comments for Planning Application APP/23/01002

Application Summary

Application Number: APP/23/01002

Address: Rosecot, 15 New Cut, Hayling Island, PO11 0NB

Proposal: Demolition of existing dilapidated single storey detached dwelling, construction of 2 no. detached two storey four bedroom chalet style dwellings (Plots 1 & 2 as indicated on drawing no. 22303/201), reuse of existing access to Plot 2 and new vehicular and pedestrian access to Plot 1, on-site open parking and turning area for 3 no. cars to each dwelling.

Case Officer: Kayleigh Taylor

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 Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>. The floorspace of the existing dwelling cannot be credited in respect of demolition because it was last in use in 2006, and thus has not been in continual use for at least 6 months of the previous 36 months.

An application for self build relief has been received for each plot by the two applicants. The application will need to be split into two phases prior to permission being granted.

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

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

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