Consultee Comments for Planning Application APP/22/00396

Application Summary
Application Number: APP/22/00396
Address: 2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH
Proposal: Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses).
Case Officer: Selina Donophy

Consultee Details
Name: Consultee JH COMMUNITY INFRASTRUCTURE TEAM
Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Email: jemma.howard@havant.gov.uk
On Behalf Of: Community Infrastructure

Comments
CIL Liable: http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule. CIL Forms 1: Additional Information and 2: Assumption of Liability have not been submitted. These can be submitted prior to decision, or we will require a CIL Form 5: Notice of Chargeable Development if prior approval is 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 additional dwelling and its respective number of bedrooms. See http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy.

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

As this is a prior approval application, payment in respect of SRMS and Nutrient Neutrality is required up front before commencement. However, we strongly recommend the applicant settles this amount prior to the decision being made. If a prior approval is implemented without having met the obligations under the Habitat Regulations, there will be a breach of planning control.