

Consultee Comments for Planning Application APP/21/01120

Application Summary

Application Number: APP/21/01120

Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposal: Change of use from existing two storey building from B1a to residential including part demolition of existing building and formation of a new residential garden, re-allocation of parking.

Case Officer: Julie Terzoudis

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

With regard to CIL, the full proposed floor area is chargeable as the building has not been occupied for its lawful use for 6 continuous months of the 36 previous months so no credit can be given for any demolition : <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

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 one additional dwellings 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>