



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

Our Ref: APP/14/01246
Direct Line: (023) 02392 446461
Ask For: Mrs Tina Pickup
Email: planning.development@havant.gov.uk
Date: 29 January 2015

Dear Mr Walker

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010

Site Address: 174 Middle Park Way, Havant, PO9 4DE

Proposed Development: Two storey side extension to form new 2 bed end of terrace house. (Revised Application).

I am writing further to my letter today in relation to ecology and related financial contribution requirements.

Whilst I cannot guarantee that planning permission will be granted, the financial contribution requirement needs to be addressed prior to the granting of any possible planning permission.

The proposal would result in a new dwelling and in accordance with the adopted Havant Borough Council Local Plan (Core Strategy) Policies CS11 and CS21 together with Havant Borough Local Plan (Allocations) July 2014 policy DM24 provision should be made for the mitigation of the development impact on the Special Protection Area (SPA). Given the scale of the proposal, the Council (in consultation with Natural England) is prepared to accept a financial contribution toward the cost of mitigation of the developments impact on the SPA.

The financial contribution is £172 per dwelling.

You have two options for securing payment of the contributions, as follows:

1. Upfront payment prior to a decision. This can be done by sending a cheque made payable to Havant Borough Council, along with a signed copy of the Payment Form/Deed (pages 3 and 4 of this document) before 9th February 2015.

If you choose option 1, there will also be an administration fee of £20 and a monitoring fee of £8.60 per dwelling. The total amount payable is shown on the attached Payment Form/Deed. **NB Failure to return the Payment Form/Deed will result in a delay in determining the planning application.**

2. Section 106 legal obligation: either legal agreement or unilateral undertaking. You have the option of entering into a legal obligation to pay the contributions upon commencement of the development. If this is your preferred option, please contact the Case Officer as soon as possible to discuss the procedure. Please note that the legal obligation will need to be completed and signed before 9th February 2015. Please also be aware that a legal fee of **£250** will be required for this procedure, in addition to a monitoring fee of £8.60 per dwelling.

I must state that in agreeing to make a financial contribution there is no guarantee that your application will be considered acceptable but by making a financial contribution you will overcome

The need to address the issue of the financial contributions is also subject to a time constraint. The Government requires standards of performance on local councils to determine various types of planning applications within strict timescales. The determination of planning applications cannot be delayed whilst

you consider options on how to make the necessary financial contribution. If no financial contribution has been made or legal obligation completed by 9th February 2015, we will refuse planning permission or seek your formal agreement to a further extension of time to determine the application.

I hope this letter is self explanatory. I would emphasise that it does not constitute the grant of planning permission and no formal planning decision has been made. If you have any queries about this letter and the financial contribution please contact the case officer.

Further information on financial contributions can be found in the document 'Developer Contributions Guide' which can be found on the Planning Policy pages of the Havant Borough Council website www.havant.gov.uk. 

Yours sincerely

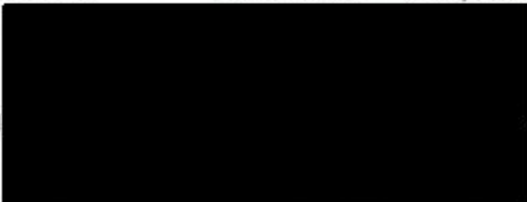
Julia Potter

Our Ref: APP/14/01246

In order that we may deal with this matter as quickly and efficiently as possible please send back the completed Payment Form and tear off slip with the payment.

Developers Contribution - 174 Middle Park Way, Havant, PO9 4DE
Case No: -. APP/14/01246
Return to: Tina Pickup

Planning Services
Havant Borough Council Contact Name: Mrs Tina Pickup
Public Service Plaza
Civic Centre Road
Havant
Hants
PO11 9AN Email Addr: tina.pickup@havant.gov.uk

Sig 

ate: 5/2/15