



Havant
BOROUGH COUNCIL

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Mr Sharpe
Quintessence SMD Ltd
128 Lower Addiscombe Road
Croydon
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**The Town and Country Planning (Development Management Procedure) (England) Order
2015**

Prior Approval is Required and Hereby Given

Application Number: APP/15/00652

Site Address: 32A and 32B Market Parade, Havant, PO9 1QF

Proposal: Prior notification for change of use of first and second floors, from Class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.

I refer to your notification on 15 June 2015, which was valid from 25 August 2015, with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this prior approval notice only has effect if:

(a) the development is carried out in accordance with the details hereby approved; and

(b) the use of the building for Class C3 (dwellinghouses) use is begun on or before 30 May 2016. Should the change of use take place after that date then a separate permission will be required.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

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(4) Solent Disturbance Mitigation Project

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that a contribution of £174 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

The contribution will be applied to all new development of one or more dwellings. The Council has agreed two ways of securing the contribution:

- 1) Upfront payment prior to commencement of development - this can only be used for development of 1 to 4 dwellings
- 2) Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable)

For both options, administration and monitoring fees will be added.

As your application was for Prior Approval, the required contributions do not form a material consideration for the purposes of determination. However, you are bound to secure the contributions prior to the commencement of development to comply with the Habitat Regulations.

In order to secure the required contribution please contact Havant Borough Council Planning Department before the development commences.

- (5) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

13 November 2015