



Havant
BOROUGH COUNCIL

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Mr M Silvestor
21 Fishery Lane
Hayling Island
PO11 9NR

Our Ref: APP/18/00097
Direct Line: (023) 9244 6249
Ask For: Mrs B Crawford
Email: planning.development@havant.gov.uk
Date: 14 March 2018

Dear Mr Silvestor

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

Site Address: 21 Fishery Lane, Hayling Island, PO11 9NR

Proposed Development: Conversion of existing 3bed dwelling to form 1 pair of 2 bed semi detached houses including front extension to new dwelling, new vehicle access to existing dwelling and widen existing access to new dwelling.

PLEASE ACTION THIS CORRESPONDENCE BEFORE: 20/03/2017

The 'Habitats Regulations' set out how Local Planning Authorities must deal with planning applications that have potential to impact on Special Protection Areas and other European protected sites. The legislation says that local planning authorities must not grant consent for a development that would, either alone or in-combination with other developments, have a likely significant effect on a European protected site, unless full mitigation is provided.

The Council is seeking seeking a financial contribution towards the Solent Recreation Mitigation Partnership. Natural England has advised that a contribution of £181 per dwelling (updated 1 April 2017) will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

Whilst we 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/s and in accordance with the adopted Havant Borough Council Local Plan (Core Strategy) Policies CS11 and CS21 together with Havant Borough Local Plan (Allocations) 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 development's impact on the SPA.

The financial contribution is £181 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).

If you choose option 1, there will also be an administration fee of £20 and a monitoring fee of £9 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 also be aware that a **legal fee of £250** will be required, in addition to a monitoring fee of £9 per dwelling.

We must stress that even by agreeing to make a financial contribution there is no guarantee that your application will necessarily be considered acceptable but by making a financial contribution you will overcome an immediate issue. In the event of permission being refused monies paid can be refunded after the expiration of the six month Appeal 'window'.

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 the date stated earlier in this letter, we will refuse planning permission or seek your formal agreement to a further extension of time to determine the application.

We hope this letter is self explanatory. We 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 our website www.havant.gov.uk. Further information is also available on the Solent Recreation Mitigation Partnership Financial Contribution.

Yours faithfully

Planning Services

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 - 21 Fishery Lane, Hayling Island, PO11 9NR
Case No: -. APP/18/00097
Return to:

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

Contact Name: Mrs B Crawford

Email: bee.crawford@havant.gov.uk

Signed: _____

Date: 19th March 2018