

APP/23/00187 Unit 1, Victoria Road and 234 London Road, Waterlooville

Outline application with all matters reserved for construction of 13No. one bedroom and 16No. two bedroom apartments (total 29) with refuse and cycle storage, car parking and soft and hard landscaping, following demolition of existing 3 bedroom bungalow and commercial property

Comments - HBC Senior Developer Contributions Officer

CIL

This application is not CIL liable, but any subsequent full or reserved matters application would be.

The CIL rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which the CIL liable permission is issued.

The subsequent application would need to be accompanied by:

- CIL Form 1: CIL Additional Information
- CIL Form 2: Assumption of Liability
- Form 10: Charitable and/or Social Housing Relief Claim Form (this can be submitted subsequent to an application but once permission is granted must be submitted prior to commencement)

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal.

Please note the current CIL Charging Schedule will be reviewed alongside the new Local Plan.

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site-specific obligations necessary):

1. Affordable Housing
2. HBC Monitoring Fees*
3. HCC Monitoring Fees
4. Management Company and Management Plan (will need to include SUDS if they are to remain unadopted)
5. Solent Recreation Mitigation Strategy (see further information)**
6. Nutrient Neutrality - See the Council's Position Statement on Nutrient Neutrality <http://www.havant.gov.uk/nitrogen> and 'Guidance for developers': <https://www.havant.gov.uk/nitrogen-developers> - If it is not possible to fully mitigate the scheme's impact on site, the applicant will need to find a mitigation scheme. The

details of schemes have been published on the Partnership for South Hampshire's website at <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>

7. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
8. Community Worker (payment due prior to commencement)
9. Education (HCC)
10. Site Specific Transport Improvements (HCC)
11. Highway Works (HCC)
12. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

***HBC Monitoring Fees:** As part of the 'Heads of Terms' it is necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We have an agreed schedule of charges:

From 1 April 2023

- £846 per non-financial head of term (outside the scope of VAT)
- 5% of cost per financial head of term (outside the scope of VAT)

Monitoring fee is capped at a maximum of £12,205 per application. This cap only applies to major applications (up to 250 Homes) without long term ecological management which may also be subject to separate negotiation.

****Solent Recreation Mitigation Strategy**

The charges updated 1/4/23 are set out below, based on the maximum number of **net** new dwellings and bedroom sizes; contribution will be indexed (RPI), these rates will be updated 1/4/24: <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Number of bedrooms	Amount	5% monitoring fee	Administration fee	Total
1	£443	£22.15	£23	£488.15
2	£639	£31.95	£23	£693.95
3	£834	£41.70	£23	£898.70
4	£980	£49.00	£23	£1,052.00
5+	£1,150	£57.50	£23	£1,230.50

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HBC Monitoring Fees: As part of the 'Heads of Terms' it would be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We already have an agreed schedule of charges and these rates are effective 1/4/23:

- £846.00 per non-financial head of term (outside the scope of VAT)
- 5% of cost per financial head of term (outside the scope of VAT)

Monitoring fee is capped at a maximum of £12,205 per application. This cap only applies to major applications (up to 250 Homes) without long term ecological management which may also be subject to separate negotiation.