

APP/20/00376 Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area.

Comments - HBC Community Infrastructure Officer:

CIL

The dwellings would be CIL Liable, in accordance with our CIL 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 permission is issued, if a permission is issued in 2021 the amount of indexation would be 48.66%. It is expected to change/potentially increase if permission is issued in 2022.

Given the recently updated description of the site a new CIL Form 7 (1) should be submitted.

S106

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 additional dwelling 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>

If a wider S106 is required, arising out of statutory consultee responses, it should include the above.

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

HBC Monitoring Fees: As part of the HBC '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 have an agreed schedule of charges and these are set out in Appendix A (updated figures provided from 1/4/21):

Appendix A

	Prices 2021/2022	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations as set out in the CIL Regulations and this is decided at a cost per head of term contained within the obligation and is in addition to the legal charge for drafting and checking the obligation.	£753.80 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,833 ¹ per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally protected Habitat. Contribution per dwelling plus monitoring and administration charge ² . Further details: www.havant.gov.uk/planning-and-environment/planning-services/solent-recreation-mitigation-partnership-financial-contribution

O – Outside the Scope

¹ This cap only applies to major applications without long term ecological management which may be subject to separate negotiation

² The administration charge applies only to Unilateral Undertakings