

APP/20/01031 Land south of Lower Road, Havant

Development of 50 new dwellings together with access, landscaping and open space.

HBC Community Infrastructure Officer

Community Infrastructure Levy (CIL)

The development is 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%, this is likely to change on 1/1/2022.

As there is an element of Social Housing, CIL Form 10 will be required to consider granting of Mandatory Social Housing Relief.

Garages and Car Barns are CIL Liable and we have queried with the agent (email sent 27/11/20 but reply not yet received) as to whether the GIA for both of these types of car storage have been included within the figures supplied on the CIL 'Additional Information' Form 1 noted as being received by the council on 13 Nov 2020. Particularly as the figures supplied are lower than those submitted to support the previous application.

We have also requested that the agent submit readable Accommodation Schedules for both Affordable and Market Housing showing the GIA in square metres including 'CIL liable parking' to support and correspond to the figures supplied in CIL Form 1.

S106

This would arise from consultee responses and could include:

1. Affordable Housing
2. HBC Monitoring Fees*
3. HCC Monitoring Fees (£500 per HCC Head of Term, capped at £10K)
4. Management Company
5. Management Plan (may include SUDS)
6. Solent Recreation Mitigation Strategy (see further information)** - an on site payment may also be necessary
7. Nutrient Neutrality
8. Education (HCC)
9. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
10. Highway Works (HCC)
11. Site Specific Transport Improvements (HCC)
12. Footpath and access (HCC)
13. Community Worker
14. Health Contribution
15. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Downloadable from: <https://www.havant.gov.uk/community-infrastructure-levy>

***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 'legitimise' the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are currently as follows, but will increase on 1 April 2021:

	Prices 2020/2021	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.	£739.00 per non-financial head of term	○	Monitoring fee capped at a maximum of £10,670 ¹ per application
	5% of cost per financial head of term	○	

○ = Outside the Scope

****Solent Recreation Mitigation Strategy**

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS).

An obligation will be required to meet the requirements of this Strategy which can be met with a payment based on the number of dwellings and their respective number of bedrooms.

The current charges (last updated 1/4/20) are set out below, based on the maximum number of dwellings and bedroom sizes; contribution will be indexed (RPI), these rates may be updated 1/4/21: <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

No of Bedrooms	Amount	Monitoring Fee
1	£356	Plus 5% of total (sum may be included in 'Monitoring Fees' outlined at point 2)
2	£514	
3	£671	
4	£789	
5+	£927	