

APP/20/01221 Land to the west of B&Q, Purbrook Way, Havant

Erection of retail foodstore with associated car parking, access, landscaping and engineering works

Comments - HBC Community Infrastructure Officer

CIL

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 permission is issued. If the permission is issued in 2021 the amount of indexation will be 48.66%. It is expected to differ/increase if permission is issued in 2022.

Rate £80 per sqm plus indexation appropriate to the date permission is issued.

S106

The need for a S106 could arise out of further consultee responses, for example Highway matters, HCC Travel Plan.

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

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

If a S106 agreement is necessary there are HBC monitoring fees to be considered for any HBC 'Heads of Term', see below for detail. There may also be HCC monitoring fees.

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 are currently as follows (with an increase expected from 1/4/21):

	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	O	Monitoring fee capped at a maximum of £10,670 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

Footnotes: 1 – This cap 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