

APP/20/00761 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant

Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

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>

CIL would not be sought for class C2 care home, unless some of the accommodation is identified as self-contained for use by staff.

S106

Solent Recreation Mitigation Strategy

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS), details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

See extract taken from the strategy below, particularly in respect of staff living on-site:

6.9. The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case-by-case basis by the local planning authority. The key 'test' is based around the likelihood of the proposed development generating additional recreational visits to the SPA(s). For example, in respect of residential accommodation designed specifically for elderly people, a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly, but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would also apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on-site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3 residential properties.

The current scale of charges is available on our website using the link above. The rates are indexed at 1 April each year.

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>

Subject to statutory consultee responses if a S106 was required it may include (amongst any other site-specific obligations necessary):

1. Monitoring Fees*
2. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
3. Site Specific Transport Improvements (HCC)
4. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<https://www.havant.gov.uk/sites/default/files/documents/Update%20Sep%202020%20V2.pdf>

***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:

	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	0	Monitoring fee capped at a maximum of £10,670 ¹ per application
	5% of cost per financial head of term	0	