

APP/19/00324 5-7 Station Road, Hayling Island

Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store

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 were issued in 2019 the amount of indexation would be 39.73%. This will increase if the decision is made in 2020.

The 'commercial' units have now been stated as being retail, therefore a revised 'CIL Additional Information Form' should be provided as a matter of urgency.

S106

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

1. Offsite Affordable Housing (subject to viability)
2. Monitoring Fees*
3. Management Company/Management Plan
4. Solent Recreation Mitigation Strategy (see further information)**
5. Education (HCC)
6. Highway Works (HCC)
7. Site Specific Transport Improvements (HCC)
8. Nutrient Neutrality
9. Others

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide>

and

<https://www.havant.gov.uk/developer-contributions-guide>

***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:

	Prices 2018/2019 and 2019/2020 (effective 1/4/18)	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations 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.	£693 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Strategy	Sliding Scale calculated on the number of bedrooms per individual dwelling	O	Payment for management of Internationally protected Habitat. Contribution also includes 5% monitoring and £20 administration charge. Further details: www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

Notes

O = Outside the scope

****Solent Recreation Mitigation Strategy**

The current charges (last updated 1/4/19) are set out below, based on the maximum number of dwellings and bedroom sizes; contribution will be indexed (RPI), these rates are due to be updated 1/4/20:

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

No of Bedrooms	Amount	Monitoring Fee
1	£346	Plus 5% of total (sum may be included in 'Monitoring Fees' outlined at point 2)
2	£500	
3	£653	
4	£768	
5+	£902	

As there is an existing bungalow on site this can be taken into consideration and the charge due will be based on 18 flats, rather than 19:

Type of flat	No of flats	Amount per dwelling	SRMS Charge	Monitoring (to be included in Monitoring Fee)
1 Bed	4	£346	£1384	£69.20
2 Bed	14	£500	£7000	£350.00
TOTALS			£8384	£419.20