

APP/20/00015

Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear.

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 2020 the amount of indexation will be 49.107% it is expected to increase if permission is issued in 2021.

Form 1: CIL Additional Information needs to be resubmitted giving the dates the buildings were last occupied for their lawful use to allow them to be taken into consideration in the CIL calculation. The buildings need to have been occupied for their lawful use for 6 continuous months of the 36 previous months preceding decision.

S106

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

1. Affordable Housing
2. Monitoring Fees*
3. Management Company
4. Management Plan
5. Solent Recreation Mitigation Strategy (see further information)**
6. Education (HCC)
7. SUDS/SUDS Bond
8. Highway Works (HCC)
9. Site Specific Transport Improvements (HCC)
10. Nutrient Neutrality: www.havant.gov.uk/nitrogen
11. 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%20Dec%202019.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 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

Revision anticipated effective 1/4/2020.

****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 1/4/2020:

<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	
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