

APP/20/00251 North Street Arcade, North Street Arcade, Havant

Description: Construction of 30 No. one and two bedroom apartments in a part 2 and a half/ part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to 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 were issued in 2020 the amount of indexation would be 49.107% (this would increase if the permission were issued in 2021).

S106

There is already a permission for this site with a S106 dated 26/11/2019 which may be varied by agreement.

However, subject to statutory consultee responses we would expect the S106 to include (amongst any other site specific obligations necessary e.g. Affordable Housing, SUDS, Nutrient Neutrality) and a financial contribution in respect of the Solent Recreation Mitigation Strategy (SRMS): <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>.

This development comprises 25 X 1 bed and 5 X 2 bed properties.

The charges for each 1 and 2 bedroom property is:

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

No of Bedrooms	Amount	Monitoring Fee
1	£356	Plus 5% of total
2	£514	

The total sum due is £11,470 plus £573.50 monitoring*

This sum will be indexed in accordance with the RPI (figures supplied to the council by the Solent Recreation Mitigation Partnership).

***In addition to SRMS...Other Monitoring Fees**

The amended CIL Regulations effective 1/9/19 state the legitimacy of the collection of S106 monitoring fees. More information can be found: www.havant.gov.uk/monitoring-fees. These fees 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	○	Monitoring fee capped at a maximum of £10,670 ¹ per application
	5% of cost per financial head of term	○	
Solent Recreation Mitigation Partnership		○	Payment for management of Internationally <u>protected</u> 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

○ – Outside the Scope

¹ This cap only 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

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION ON DEVELOPER CONTRIBUTIONS: <http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide>