

APP/20/00357 Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Erection of 4No. dwellinghouses with associated gardens, parking and landscaping (Revision to APP/13/00804)

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.

This application is described on CIL form 1 as '...Replacement of dwellings within plots 119 to 122 consented under application APP/13/00804 comprising 2x 2 bed flats (68m² each) and 2x 1 bed flats (61m² each). Total floorspace permitted 258m². Total floorspace proposed 256m²)

To be able to decide whether the question of CIL has been fully dealt with under APP/13/00804 we will require confirmation that plots 199 to 122 were not allocated mandatory social housing relief. We will also need to know what phase they were in to check if CIL has/will be paid. The amount of CIL payable for APP/20/00357 would also be based on the date of decision of the new application so additional indexation may also be due.

S106

Instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the number of net additional dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy>.

See also information on Nutrient Neutrality: www.havant.gov.uk/nitrogen

There can be no amendment to the existing S106 for APP/13/00804 other than through the deed of variation process.