

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, updated response 15/07/20 replacing comments of 14/07/20:

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).

In considering whether the question of CIL has been fully dealt with under APP/13/00804. We understand from the agent that *'Plots 119-122 did not receive allocated social housing relief – the properties...were and remain private dwellings.'*

We also understand: *'The plots lie within CIL phase 2, which has been paid in full, the last payment made on 16 March 2020.'*

The new development is 2sqm less, but the CIL rate has increased from £90.712 per sqm when the original decision for APP/13/00804 was made and the rate that applies to this development, if it received approval in 2020 would be £119.2856 per sqm.

Consequently there is an additional amount of CIL £7133.42 due in respect of APP/20/00357 and this has been calculated as follows:

Year	CIL rate applicable to decisions made	CIL Liable Area in Sqm	Total
2015	£90.712	258	£23,403.696
2020	£119.2856	256	£30,537.114

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