

APP/19/01101 Land East Of, College Road, Campdown, Purbrook, Waterlooville

Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure.

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>

CIL is only applicable to the full portion of this planning permission which includes erection of 130 dwellings.

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.

The applicant will need to submit CIL Form 10 to obtain mandatory social housing relief. If this is not submitted prior to decision/issue of the CIL Liability Notice then the notice will show the gross amount of CIL due.

If the applicant wishes CIL to be phased for the full portion of this planning application this should be discussed prior to decision and documents provided to support the phasing submitted including a phasing plan and schedule. More information on phasing is provided in Appendix A.

It should be noted that the CIL Charging Schedule is currently under review alongside the Pre-submission Local Plan.

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. Travel Plan (HCC)
8. Highway Works (HCC)
9. Site Specific Transport Improvements (HCC)
10. Others/relating to Ecology, Archaeology, Brent Geese Refuge and Open Space areas
11. Nutrient Neutrality: www.havant.gov.uk/nitrogen

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<https://www.havant.gov.uk/sites/default/files/documents/Update%20May%202019.pdf>

This document is due to be updated in December 2019.

***Monitoring Fees:** As part of the 'Heads of Terms' it is necessary to include monitoring fees as allowed by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. 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	○	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	○	
Solent Recreation Mitigation Strategy	Sliding Scale calculated on the number of bedrooms per individual dwelling	○	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

○ = Outside the scope

Please note the figures in this table may be updated as at 1 April 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 1/4/20:

<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	

The following information has been supplied by the developer:

Preliminary assessment of charge based on preliminary housing schedule –

Phase 1: 81 No. 2 bed; 215 No. 3 bed; 21 No. 4 bed. Sub-total £197,023 – Agreed providing decision made by 31/3/2020

Phase 2: 12 No. 1 bed; 37 No. 2 bed; 62 No. 3 bed; 19 No. 4 bed. Subtotal £77,730 – Agreed providing decision made by 31/3/2020

Phase 3: 12 No. 1 bed; 30 No. 2 bed; 218 No. 3 bed; 74 No. 4 bed. Subtotal £218,338 – Agreed providing decision made by 31/3/2020

Total £493,091 – Agreed providing decision made by 31/3/2020, after that date new figures will be supplied to Havant Borough Council by the Partnership. The final figure agreed will be indexed in accordance with the RPI.

Appendix A: Extracts from Planning Practice Guidance – CIL

<https://www.gov.uk/guidance/community-infrastructure-levy>

Where a planning permission is phased, each phase of the development is treated as if it were a separate chargeable development for levy purposes (see [regulation 8\(3A\) as amended by 2014 Regulations](#)). This may apply to schemes which have full planning permission as well as to outline permissions. For further information on outline permissions, see [‘When does a charging schedule come into effect?’](#) and for phased development see [‘Is there another way to allow phased payments?’](#).

Paragraph: 008 Reference ID: 25-008-20190901

Revision date: 01 09 2019

Is there another way to allow phased payments?

Where the planning authority is willing to accept it, a planning permission for a development can be subdivided into ‘phases’ for the purposes of the levy (see [‘How does the levy relate to planning permission?’](#)). This is expected to be especially useful for large scale development, which is an essential element of increasing housing supply.

Large scale developments which are delivered over a number of years face particular issues in relation to cashflow and the delivery of on-site infrastructure. The regulations allow for both detailed and outline permissions (and therefore ‘hybrid’ permissions as well) to be treated as phased developments for the purposes of the levy. [Regulation 9\(4\)](#) provides that each phase of a phased planning permission is a separate chargeable development for CIL purposes and therefore would be liable for separate payments for each phase, and each phased may benefit from any instalment policy that may be in force.

The principle of phased delivery must be expressly set out in the planning permission. Local authorities should work positively with developers to allow such developments to be delivered in phases.

[Phased developments may also benefit from abatement.](#)

Paragraph: 129 Reference ID: 25-129-20190901

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