

**APP/19/00623 Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH**

Retain the existing 'Fowley Cottage' dwelling and construction of 7No. detached dwellings, two on the Warblington Road frontage and five to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4, 6 and 7 to be taken off Curlew Close.

**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 2019 the amount of indexation will be 39.73% it is expected to increase if permission is issued in 2020.

We note that the applicant has submitted CIL Form 7 (1) to obtain Self Build Relief in respect of Plot 1. We would recommend that the GIA for both plot 1 and the incidental building 'attached to this plot' are itemised on CIL Form 1 so this can be dealt with as a Self Build Exemption.

The GIA for the remaining 6 plots should also be itemised on CIL Form 1.

**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. Solent Recreation Mitigation Strategy (see further information)\*\*
4. Highway Works (HCC)
5. Others? Nutrient neutrality - See [www.havant.gov.uk/nitrogen](http://www.havant.gov.uk/nitrogen)

**SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:**

<http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide>

and

<https://www.havant.gov.uk/developer-contributions-guide>

**\*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 legitimise the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are currently:

|                                                                                                                                                                                                                                                                  | <b>Prices<br/>2018/2019<br/>and<br/>2019/2020<br/>(effective<br/>1/4/18)</b> | <b>VAT</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S106 Monitoring Fees</b><br><br>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          |                                                                                                                                                                                                                                                                                                                                                |
| <b>Solent Recreation Mitigation Strategy</b>                                                                                                                                                                                                                     | 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.<br>Further details:<br><a href="http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy">www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy</a> |

**Notes**

O = Outside the scope

**\*\*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>

| <b>No of<br/>Bedrooms</b> | <b>Amount</b> | <b>Monitoring<br/>Fee</b>                                                       |
|---------------------------|---------------|---------------------------------------------------------------------------------|
| 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          |                                                                                 |

