

APP/19/00281

Reserved matters application following Outline Planning Permission APP/15/01235 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue.

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 2019 the amount of indexation would be 39.73%.

The liable party is noted as being an affordable housing provider. We note CIL Form 1 has not been completed quite correctly as there is a discrepancy between the liable party and the signatory, so this requires review and resubmission. We will also require completion and submission of CIL Form 2 to consider granting Mandatory Social Housing Relief. Once the relief has been granted this will reduce the CIL Liability to nil providing the clawback terms set out in the CIL Regulations are met. If CIL Form 2 is not received by the date of decision, the full CIL liability will apply*

(*although this can be considered post decision as long as the permission is not implemented).

S106

As this is a reserved matters application the obligations set out in the S106 dated 2 August 2016 relating to application APP/15/01235 will apply unless these are varied through a Deed of Variation.

In respect of the Solent Disturbance Mitigation Project Contribution this too remains as agreed under the S106 dated 2 August 2016 as the quantum of development is the same as agreed under the outline application APP/15/01235.