

APP/19/00427 Land at Lower Road, Havant

Development of 50 new dwellings together with access, landscaping and open space.

Updated Comments - HBC Community Infrastructure Officer 04/10/2019

Community Infrastructure Levy (CIL)

The development is CIL Liable, in accordance with our CIL 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 a permission is issued in 2019 the amount of indexation would be 39.73%, it will increase on 1/1/2020.

As there is an element of Social Housing, CIL Form 10 will be required to consider granting of Mandatory Social Housing Relief.

We note that the design includes Car Barns. Like garages these would be CIL liable floorspace and we would query as to whether the GIA for both of these types of car storage have been included within the figures supplied on the CIL 'Additional Information' form noted as being received by the council on 3 Oct 2019. If not included, a revised form will be required.

S106

This would arise from consultee responses and could include (amongst any other site specific obligations necessary):

1. Affordable Housing
2. Monitoring Fees*
3. SRMP**
4. Management Company and Management Plan
5. SUDS and SUDS Bond
6. Highway Works (HCC)
7. Site Specific Transport Improvements (HCC)?
8. Education (HCC)
9. Travel Plan (HBC)
10. Others? Biodiversity Mitigation Measures?
11. Nutrient Neutrality?

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:

	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	O	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Strategy	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. Further details: www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

Notes

O = Outside the scope

****Solent Recreation Mitigation Strategy**

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS), details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

An obligation will be required to meet the requirements of this Strategy which can be met with a payment based on the number of dwellings and their respective number of bedrooms.

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):

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	