

APP/19/00703 Langstone Technology Park, 2B Langstone Road, Havant

Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access.

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>

This development is zero rated and therefore is not CIL Liable and no CIL Forms are required.

S106

Should a S106 Agreement be necessary, as part of the 'Heads of Terms' it would be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/2019, which have already passed through the parliamentary process (concluded 27/6/19) legitimise the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are set out below:

	Prices 2018/2019 (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	

O – Outside the scope