

APP/18/01109 Dairy Crest Depot, Dunsbury Way, Havant

Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road.

Comments - HBC Community Infrastructure Officer:

CIL

As an outline application **this application is not CIL Liable**, however the applicants need to be aware that a subsequent full or reserved matters application would be CIL Liable.

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. SuDS
7. Education (HCC)
8. Travel Plan (HBC)
9. Highway Works (HCC)
10. Site Specific Transport Improvements (HCC)
11. Others?

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>

***Monitoring Fees:** It is customary with the S106 to charge an amount for monitoring, these are:

	Prices 2018/2019 (effective 1/4/18)	VAT	Comments
S106 Monitoring Fees	£693 per non- financial head of term	O	Monitoring fee capped at a maximum of £10,000 per application
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.	5% of cost per financial head of term	O	

O – Outside the scope

****Solent Recreation Mitigation Strategy**

Based on the maximum number of dwellings and bedroom sizes; contribution will be indexed (RPI). More information on our website here:

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

The current rates are now as below, this table has been updated since our last consultation response and the increased rates are effective 1/4/2019:

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	