

APP/19/00324 5-7 Station Road, Hayling Island

Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store

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 applicant states that there are to be two 'commercial' units, please note that if this use is retail then the floorspace will be CIL liable in accordance with the Charging Schedule and a revised 'CIL Additional Information Form' should be provided.

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site specific obligations necessary):

1. Offsite Affordable Housing (subject to viability)
2. Monitoring Fees*
3. Management Company/Management Plan
4. Solent Recreation Mitigation Strategy (see further information)**
5. Education (HCC)
6. Highway Works (HCC)
7. Site Specific Transport Improvements (HCC)
8. 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>

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	

As there is an existing bungalow on site this can be taken into consideration and the charge due will be based on 18 flats, rather than 19:

Type of flat	No of flats	Amount per dwelling	SRMS Charge	Monitoring (to be included in Monitoring Fee)
1 Bed	4	£346	£1384	£69.20
2 Bed	14	£500	£7000	£350.00
TOTALS			£8384	£419.20