

APP/18/00530 North Street Arcade, 1-3 North Street Arcade, Havant

Description: Construction of 21No. one and two bed apartments in a 2 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear.

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 2018 the amount of indexation would be 34.82% (this would increase if the permission were issued in 2019).

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site specific obligations necessary e.g. Affordable Housing, TRO) a financial contribution in respect of the Solent Recreation Mitigation Strategy (SRMS):

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

This development comprises 16 X 1 bed and 5 X 2 bed properties.

The charges for each 1 and 2 bedroom property is:

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

No of Bedrooms	Amount	Monitoring Fee
1	£337	Plus 5% of total
2	£487	

The total sum due is £7,827 plus £391.35 monitoring*

This sum will be indexed in accordance with the RPI (figures supplied to the council by the Solent Recreation Mitigation Partnership).

***In addition to SRMS...Other Monitoring Fees**

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

	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	0	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	0	

**SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL
INFORMATION ON DEVELOPER CONTRIBUTIONS: [http://www.havant.gov.uk/planning-
and-environment/planning-policy/community-infrastructure-levy/developer-contributions-
guide](http://www.havant.gov.uk/planning-and-environment/planning-policy/community-infrastructure-levy/developer-contributions-guide)**