APP/18/00672 Land off Westwood Close

Erection of 36no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071.

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 2019 the amount of indexation would be 34.82%.

The applicant will need to submit CIL Form 2 to obtain mandatory social housing relief.

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. Education (HCC)
7. Travel Plan (HBC)
8. Highway Works (HCC)
9. Site Specific Transport Improvements (HCC)
10. Others/relating to Ecological Mitigation?/footpath

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 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

****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	£337	Plus 5% of total (sum may be included in 'Monitoring Fees' outlined at point 2)
2	£487	
3	£637	
4	£749	
5+	£880	