APP/18/00724 Land at Sinah Lane

Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area

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).

With larger sites the developer may wish to consider phasing the development. Any phasing of the site should be agreed prior to the granting of permission. See Appendix A at the end of this document.

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 Brent Geese Refuge/Orchard?

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 (included within £10K 'Cap')
2	£487	
3	£637	
4	£749	
5+	£880	

Appendix A: Extracts from Planning Practice Guidance – CIL

https://www.gov.uk/guidance/community-infrastructure-levy

Where a planning permission is phased, each phase of the development is treated as if it were a separate chargeable development for levy purposes (see regulation 8(3A) as amended by 2014 Regulations). This may apply to schemes which have full planning permission as well as to outline permissions. For further details, see 'When does a charging schedule come into effect?' and 'Is there another way to allow phased payments'.

(Paragraph: 006 Reference ID: 25-006-20140612 Revision date: 12 06 2014)

Is there another way to allow phased payments?

Where the planning authority is willing to accept it, a planning application can be subdivided into 'phases' for the purposes of the levy (see 'How does the levy relate to planning permission?') This is expected to be especially useful for large scale, locally planned development, which is an essential element of increasing housing supply.

Large scale developments which are delivered over a number of years face particular issues in relation to cashflow and the delivery of on-site infrastructure. The regulations allow for both detailed and outline permissions (and therefore 'hybrid' permissions as well) to be treated as phased developments for the purposes of the levy. This means that each phase would be a separate chargeable development and therefore liable for payment in line with any instalment policy that may be in force.

The principle of phased delivery must be apparent from the planning permission. Local authorities should work positively with developers to allow such developments to be delivered in phases…

(Paragraph: 056 Reference ID: 25-056-20140612 Revision date: 12 06 2014)