

APP/19/00007 Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard

Comments - HBC Community Infrastructure Officer

CIL

This application is not CIL liable, but any subsequent full or reserved matters application would be.

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 the CIL liable permission is issued.

The subsequent application would need to be accompanied by:

- CIL Form 1: Assumption of Liability and
- The form titled 'Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable'
- The applicant may also wish to complete CIL Form 2: Claiming Exemption or Relief and Section A3 of this form

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal:

https://cms.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

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. SuDS/SuDS Bond
6. Solent Recreation Mitigation Strategy (see further information)**
7. Education (HCC)
8. Travel Plan (HBC)
9. Highway Works (HCC)
10. Site Specific Transport Improvements (HCC)
11. Others/relating to Ecological Mitigation?/Community 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 currently 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 the current charge 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	