

APP/18/01297 Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL

Construction of 9No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking

Comments - HBC Community Infrastructure Officer 21/01/2019. Please note this document replaces any earlier consultee responses from the CI 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 39.73%.

The CIL 'additional information' form, shows an 'in use' floorspace of 120 sqm for 'Glasshouse' as this was in use as at 12 October 2016, this can be deducted from the CIL Liability provided this application is determined by 12 October 2019.

S106

Whilst the applicant has proposed completing a unilateral undertaking to cover the Solent Recreation Mitigation Strategy (SRMS)*, a full S106 agreement may be required if there are any obligations arising from common parts to this development or if there are any highway/SuDS/or site specific items to be incorporated. If this is the case the SRMS payment could be incorporated within the S106.

If a S106 agreement is drawn up it is customary with the S106 to charge an amount for monitoring we would expect a sum to be added for the monitoring of the site. See below for our current schedule of fees:

	Prices 2018/2019 (effective 1/4/18)	VAT	Comments
S106 Monitoring Fees	£693 per non-financial head of term	0	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	0	

***Solent Recreation Mitigation Strategy**

Based on the maximum number of dwellings and bedroom sizes; For a S106 contribution this 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
2	£487	
3	£637	
4	£749	
5+	£880	