

APP/18/01072 Former BAE Systems, Waterloo Park, Elettra Avenue, Waterlooville

Outline planning application with all matters apart from access reserved for subsequent approval for the erection of Class B1(c) / B2 / B8 development and Class B8 Trade Counter use, Class A1 Retail, Class C1 Hotel, Class D2 Leisure and Classes A3 and A5 Drink / Food Establishments

Comments – HBC Community Infrastructure Officer

CIL

As an outline application this development is not CIL Liable however a subsequent reserved matters or new full application may be, especially if the use is retail.

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. The current rates can be viewed:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

Please note that the Charging Schedule is currently under review, so a new Charging Schedule could be adopted by the time reserved matters were submitted.

S106

There is an existing S106 for this site dated 31/7/13 for APP/12/00652, which passes with ownership of the land and therefore needs to be varied or replaced?

The original application has been partly implemented by APP/15/00772 (Lidl) - S106 dated 26/04/2016) and APP/15/00773 (McDonalds).

Subject to statutory consultee responses we would expect the 'Deed of Variation' to cover a range of site specific obligations. Where these are financial they should be indexed in accordance with the CPI.

It is customary with the S106 to charge an amount for monitoring (not indexed), these are currently:

	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	

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>