

APP/18/01033 Land East of, Castle Avenue, Havant

Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works

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. The current rates can be viewed:

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

CIL form 2 will be required to be completed and submitted by the developer to allow mandatory social housing relief.

The CIL Liability based on the figures supplied by the developer is £638,520 (of this £145,656.79 relates to mandatory social housing relief. CIL form 2 will be required to be completed and submitted by the developer to allow this relief.

S106

Subject to statutory consultee responses we would expect the S106 to include the following with payments being appropriately indexed (and any other site specific obligations necessary):

1. Affordable Housing
2. Monitoring Fees+
3. Management Co
4. Management Plan
5. Open Space, on site play, noise mitigation and associated infrastructure should be provided by the developer and arrangements for maintenance incorporated in the Management Plan
6. SRMS Payment**
7. SUDS
8. Education (HCC)? (Only provision from CIL for Leigh Park Area)
9. Travel Plan (HBC)
10. Highway Works (HCC)
11. Site Specific Transport Improvements (HCC)
12. Healthcare?

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 currently:

	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	0	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	0	

****Solent Recreation Mitigation Strategy**

Based on the maximum number of dwellings and bedroom sizes; formula to be incorporated in S106. More information on our website here:

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

No of Bedrooms	Amount ¹	Monitoring Fee
1	£337	Plus 5% of total (see +)
2	£487	
3	£637	
4	£749	
5+	£880	

¹ Indexed figures will be provided by the partnership effective 1/4/2019 if planning permission is not issued before this date.