

APP/18/00244 Colt International Ltd, New Lane, Havant, PO9 2LY

Outline application for access with all other matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).

Comments - HBC Community Infrastructure Officer:

This is an outline application so CIL is not chargeable. A liability notice will be issued at Reserved Matters Stage or if a replacement full application is subsequently received. This response includes further information on CIL for reference purposes only.

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.

A reserved matters or full 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'.

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

Please note that the Charging Schedule is currently under review, more information can be found on our website: <http://www.havant.gov.uk/community-infrastructure-charging-schedule-review>

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 (HCC)
8. Highway Works (HCC)
9. Site Specific Transport Improvements (HCC)

10. Others?

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	£693 per non-financial head of term	O	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	O	

O – Outside the scope

****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	Monitoring Fee
1	£337	Plus 5% of total
2	£487	
3	£637	
4	£749	
5+	£880	