



Community Infrastructure Levy (CIL) DECISION NOTICE

Linden Homes South
C/O Agent

Our Ref: APP/13/00804 Phase 2
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Email: cil@havant.gov.uk
20 July 2018

Dear Sir/Madam

Description of Chargeable Development

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18).

Address

Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Planning Permission

APP/13/00804 Phase 2

NOTIFICATION OF SOCIAL HOUSING RELIEF CLAIM DECISION

Thank you for your claim for social housing relief from the Community Infrastructure Levy (CIL) dated 05 September 2017.

We have now assessed your claim and have decided to grant mandatory social housing relief for the chargeable development in question at the level stated below. Relief has been granted because the development involves Social Housing including shared ownership which are classed as qualifying dwellings as defined by Regulation 49 of the Community Infrastructure Levy Regulations 2010 (as amended).

The qualifying amount of social housing relief calculated for this chargeable development is **£276,225.00**.

The amount of relief assigned to the recipient of this notice is £276,225.00. The qualifying amount of relief will be deducted from the total CIL charge for the chargeable development. The total CIL chargeable amount due, including relief, will be stated in the Liability Notice.

How we calculated this figure

We have calculated the qualifying amount of mandatory social housing relief in accordance with the formula in Regulation 50 of the Community Infrastructure Levy Regulations 2010 (as amended). The calculation was based on the following information:

HBC

Description	Net Deemed Area	Rate/sqm	Index	Relief
Residential Rest of Borough - 80.00	3045.00 sqm	£80.00	1.134	£276,225.00

Social Housing Relief Breakdown	Linden Homes South	£276,225.00
Relief Totals	Mandatory Social Housing Relief	£276,225.00
Site Totals (sqm)	Total Development	10,580.00
	Demolitions*	0.00
	Existing Use*	0.00
	Chargeable Area	10,580.00

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area. To be eligible part of the building must have been in lawful use for a continuous period of at least six months within the period of twelve months ending on the day planning permission first permits the chargeable development.

Changes in social housing relief eligibility

Under Regulation 51 of the Community Infrastructure Levy (CIL) Regulation 2010 (as amended) the chargeable development ceases to be eligible for social housing relief if, before that chargeable development is commenced -

- a commencement notice is not submitted to the collecting authority;
- the claimant's assumption of liability is withdrawn or otherwise ceases to have effect; or
- the claimant transfers liability to another person in accordance with regulation.

Under Regulation 53 of the Community Infrastructure Levy (CIL) Regulation 2010 (as amended) whenever a 'disqualifying event' occurs before the end of the clawback period in respect of the chargeable development for which the social housing relief has been granted, the relevant person is liable to pay an amount of CIL equal to the difference between the qualifying amount immediately before the disqualifying event and the qualifying amount immediately after the disqualifying event.

A disqualifying event is any change in relation to a qualifying dwelling such that it ceases to be a qualifying dwelling. You must notify the Council in writing within 14 days of the disqualifying event. Failure to do this may result in a surcharge being applied.

Next steps

The Council will serve a Liability Notice (or a revised Liability Notice where necessary) on the person(s) who has/have assumed liability to pay CIL for the chargeable development. The Liability Notice will state the total CIL chargeable amount due, including any relief granted. A copy of the notice will also be issued to each person known as an owner of the relevant land.

One of the development parties must notify the Council of the intended commencement date of the chargeable development by submitting a Commencement Notice to the Council no later than the day before the day on which the chargeable development is to be commenced. A copy must also be served on each person known as an owner of the relevant land.

Please email the completed Commencement Notice to: cil@havant.gov.uk

Alternatively, you can post the Commencement Notice to: Planning Services, Public Service Plaza, Civic Centre Road, Havant PO9 2AX.

This development will cease to be eligible for social housing relief if a Commencement Notice is not submitted to the Council before the development is commenced.

Further information

Further information and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Havant Borough Council Website at www.havant.gov.uk/planning-policy-design/community-infrastructure-levy

For further information or if you have any questions regarding CIL please contact us at cil@havant.gov.uk or on (023) 9244 6545.

Yours faithfully

[Planning Services](#)

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