

Consultation Response – HBC Community Infrastructure Officer re: APP/17/00369 The Curlew

The Planning Design and Access Statement dated March 2017 submitted to support the application states the following in respect of Developer Contributions:

‘7.1. The proposed development will be liable for Community Infrastructure Levy (CIL), making a financial contribution towards:

- Local and strategic transport improvements.
- Provision of new, or improvements to existing, open spaces.
- Flood and Coastal Erosion Risk Management Measures.
- Mitigation measures identified through the Solent Disturbance and Mitigation Project, except for site specific matters needed to make the development acceptable in planning terms.
- Provision of additional primary school places.
- Library improvements.
- Community and cultural facilities.

7.2. The following heads of terms are proposed, to be secured by means of a S106 legal agreement:

- Financial contribution towards the Solent Recreation Mitigation Partnership. ‘

The Community Infrastructure Officer can advise:

This development will be **subject to CIL** (at a later stage), SRMP and provision of affordable housing and possibly other site specific obligations.

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<https://www.havant.gov.uk/sites/default/files/documents/Havant%20Developer%20Contributions%20Guide%20Oct%202016.pdf>

Monitoring Fees: It is customary with the S106 to charge an amount for monitoring, these should be:

	Proposed Prices 2017/2018	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	£675.00 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,000 per application
	5% of cost per financial head of term	O	

in addition to the legal charge for drafting and checking the obligation.			
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally protected Habitat. Contribution per dwelling plus monitoring and administration charge. Further details: www.havant.gov.uk/planning-and-environment/planning-services/solent-recreation-mitigation-partnership-financial-contribution

Other Heads of Term likely to be identified:

- Management Co
- Management Plan
- Employment and Skills Plan
- SUDS maintenance
- Highway Works?

Community Infrastructure Levy

The site will be CIL Liable at such time as a Reserved Matters application is permitted.

Please can the Development Management Case Officer pass a copy of the draft S106 to review to the Community Infrastructure Officer before agreement is finalised.