

Rook Farm Consultation Response – HBC Community Infrastructure Officer

The applicant's solicitors confirm that they are willing to discuss the following obligations:

1. Open Space – on site play should be provided by the developer and arrangements for maintenance incorporated in the Management Plan
2. Community Facilities
3. Designated Sites - SRMP currently £176 (indexed) per dwelling, this will increase to an estimated £178 at 1/4/2017 (amount to be confirmed when figures obtained from Partnership)
4. Affordable Housing (they suggest this is dealt with through condition) – some additional detail required through S106?
5. Other - identified through the planning process?

This development will be **subject to CIL** (at a later stage), SRMP and provision of affordable housing (see comments above) and possibly other site specific obligations due to the size of this green field development.

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 in addition to the legal charge for drafting and checking the obligation.	£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	
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-

			<u>mitigation-partnership-financial-contribution</u>
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Other Heads of Term likely to be identified:

- Management Co
- Management Plan
- SUDS
- Employment and Skills Plan
- Education?
- Travel Plan?
- Highway Works?
- Site Specific Transport Improvements?

Community Infrastructure Levy

The site will be CIL Liable at such time as a Reserved Matters application is permitted . There is no policy provision for site specific contributions to be collected in respect of off site play or Community Facilities. Please refer to the councils Regulation 123 List:

<http://www.havant.gov.uk/sites/default/files/documents/Regulation%20123%20List%20-%20201%20August%202013%20%28updated%208%20July%202015%29.pdf>