

**APP/16/00774 (Land north of Havant Road and west of Selangor Ave, Emsworth) –
HBC Community Infrastructure Officer**

The Design and Access Statement accompanying the application states:

'Policy CS21 relates to developer contributions. The applicant will provide a signed s.106 unilateral undertaking/legal agreement which makes provision for the payment of financial contributions required as a result of the proposed development. The proposed development would also trigger the payment of a contribution towards the Council's Community Infrastructure Levy.'

In respect of affordable housing:

'The proposed scheme will provide 161 dwellings, of which 30% (48.3 dwellings) will be delivered as affordable housing. The proposal is for 48 affordable homes and the remaining 0.3 of a unit will be required as a financial contribution.'

In respect of Education: *A financial contribution of £650,000*

In respect of Solent Protection Area: *Payment £25,000*

CIL

The CIL liability for this site currently stands at £1,232,225.45 based on the figures set out in CIL Additional Information form. This is net of Mandatory Social Housing Relief. This relief can only be granted subject to the CIL Regulations on receipt of CIL Form 2.

S106

Subject to other 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 Co
4. Management Plan
5. Open Space? – on site play should be provided by the developer and arrangements for maintenance incorporated in the Management Plan
6. SRMP currently £181 (indexed) per dwelling, (161 X £181 = £29,141)
7. SUDS
8. Employment and Skills Plan
9. Education (HCC)
10. Travel Plan (HCC)
11. Highway Works (HCC)
12. Site Specific Transport Improvements (HCC)
13. Others?

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

<http://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 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	