

APP/22/01072 81C London Road, Waterlooville

Demolition of existing building for the construction of 15No. flats with two Class E Commercial, Business and Service) units on ground floor with bin and cycle store

Comments - HBC Community Infrastructure Officer

CIL

The CIL rate is set out in our Charging Schedule and all the appropriate documentation and current rates can be accessed from this page: <https://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

The amounts in the Charging Schedule are indexed according to the year in which the CIL liable permission is issued. If the permission is issued in 2023 the original rates in the CIL Charging Schedule will be increased by 58.48%. The Design and Access Statement dated October 2022 has not taken into consideration the application of CIL Indexation.

In CIL Form 1 the buildings are stated to still be in use and this should be checked by the Case Officer at the time of their visit.

S106

The application suggests that the provision of Affordable Housing is not viable and this will need to be tested to confirm this is indeed the case. The need for a S106 could arise to cover the provision of affordable housing or could arise out of further consultee responses.

However, we would expect this application to need mitigation in respect of the Solent Recreation Mitigation Strategy and Nutrient Neutrality. This can be addressed through a Unilateral Undertaking unless a 'wider' S106 is required.

The Case Officer would need to consider the ("Definitive") Solent Recreation Mitigation Strategy (SRMS), details accessed from:

www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy

The current scale of charges is available on our website using the link above. The rates are indexed 1 April each year.

Nutrient Neutrality

See the Council's Position Statement on Nutrient Neutrality

<http://www.havant.gov.uk/nitrogen>

And 'Guidance for developers': <https://www.havant.gov.uk/nitrogen-developers>

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

If a more expansive S106 agreement is necessary there are HBC monitoring fees to be considered for any HBC 'Heads of Term', see below for detail. There may also be HCC monitoring fees.

HBC Monitoring Fees: As part of the 'Heads of Terms' it would be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We already have an agreed schedule of charges and these are currently as follows:

- £798.00 per non-financial head of term (outside the scope of VAT)
- 5% of cost per financial head of term (outside the scope of VAT)