

APP/22/00974 95 North Street, Emsworth

Change of use from use class E (Drinking Establishment), with guest rooms and ancillary manager accommodation to use Class C3 Residential to provide 7No. self-contained units of supported living flats with internal and external alterations

Comments - HBC Community Infrastructure Officer

CIL

As the application is providing supported living for residents for the use described in the supporting information this could be regarded as Extra Care Accommodation and would not be CIL Liabile with the potential exception of the managers flat. However, the development site has the same existing gross internal area to the total gross internal area proposed and the building was until recently a Public House, so therefore no CIL will be due.

S106

The need for a S106 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.

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

See extract taken from the strategy below, particularly in respect of staff living on-site:

6.9. The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case-by-case basis by the local planning authority. The key 'test' is based around the likelihood of the proposed development generating additional recreational visits to the SPA(s). For example, in respect of residential accommodation designed specifically for elderly people, a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly, but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would also apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on-site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3 residential properties.

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)