

APP/21/01434 Rook Farm, land off St Marys Road, Hayling Island

Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

Comments - HBC Community Infrastructure Officer

CIL

This application is not CIL liable, but any subsequent full or reserved matters application would be.

The CIL rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which the CIL liable permission is issued.

The subsequent application would need to be accompanied by:

- CIL Form 1: CIL Additional Information
- CIL Form 2: Assumption of Liability
- Form 10: Charitable and/or Social Housing Relief Claim Form

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal.

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site-specific obligations necessary):

1. Affordable Housing
2. HBC Monitoring Fees*
3. HCC Monitoring Fees
4. Management Company and Management Plan (may include SuDS)
5. Solent Recreation Mitigation Strategy (see further information)**
6. Nutrient Neutrality, if it is not possible to fully mitigate the scheme's impact on site, the applicant will need to find a mitigation scheme. The details of schemes have been published on the Partnership for South Hampshire's website at <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>
7. SuDS/SuDS Bond (Bond not necessary if Southern Water have agreed to adopt SuDS once installed)
8. Community Worker (Policy DR2) – payment due on commencement
9. Employment and Skills Plan
10. Potential on site Ecological Mitigation
11. Education (HCC)
12. Travel Plan (HCC)
13. Site Specific Transport Improvements (HCC)

14. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

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

***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, due to be updated 1/4/22:

	Prices 2021/2022	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations as set out in the CIL Regulations 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.	£753.80 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,883 ¹ per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally <u>protected</u> Habitat. Contribution per dwelling plus monitoring and administration charge ² . Further details: www.havant.gov.uk/planning-and-environment/planning-services/solent-recreation-mitigation-partnership-financial-contribution

O – Outside the Scope

****Solent Recreation Mitigation Strategy**

The current charges (last updated 1/4/21) are set out below, based on the maximum number of dwellings and bedroom sizes; contribution will be indexed (RPI), these rates will be updated 1/4/22: <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

No of Bedrooms	Amount	Monitoring Fee
1	£402.05	Plus 5% of total (sum may be included in 'Monitoring Fees' outlined at point 2)
2	£571.10	
3	£738.05	
4	£864.05	
5+	£1,010.00	