

APP/21/00893 Land north of Long Copse Lane, Emsworth, PO10 7UN

Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.

Comments - HBC Community Infrastructure Team Leader CIL

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

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
7. Employment and Skills Plan
8. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
9. Community Worker (Policy DR2)
10. Education (HCC)
11. Travel Plan (HCC)
12. Highway Works (HCC)
13. Site Specific Transport Improvements (HCC)
14. Footpath and access (HCC)
15. 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 (updated to the figures as follows 1/4/21):

	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	