

APP/21/00605 Forty Acres, Havant Road, Havant

Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units

Consultation Comments - HBC Community Infrastructure Officer

Community Infrastructure Levy (CIL)

The dwellings would be CIL Liable, in accordance with our CIL 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 permission is issued, if a permission is issued in 2021 the amount of indexation would be 48.66%. It is expected to change/potentially increase if permission is issued in 2022.

Please note the current CIL Charging Schedule is under review and The Council has considered the representations made on the Draft Charging Schedule, together with the evidence supporting the Schedule. Some modifications have been made as a result, and the schedule has now been submitted for examination.

Following the examination, the Council will consider any recommendations made by the examiner and plans to adopt the new schedule alongside the emerging Local Plan.

We require the Case Officer or the developer to direct us to the schedule of accommodation for both (including GIA in sqm):

- (a) the new application and
- (b) the amended schedule of accommodation for the primary permission after the deletion of 113 previously approved units from APP/18/00450.

The schedules should clearly identify affordable housing

S106

For APP/18/00450 there is an existing S106 dated 17 January 2020 and Deeds of Variation in progress reference:

- APP/21/00226 (relating to Schedule 5, clauses 1.2, 2.2, 2.3, 2.4 and 7.4).
- APP/21/00247 - S106 dated 17.1.2020 relating to Schedule 2, clause 1.1 - management company

The changes proposed will result in a further Deed of Variation.

In addition to increased amounts being required in respect of various Head of Terms (due to the increased quantum of development and potential new permission date) there may be other site-specific obligations arising out of statutory consultee responses.

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

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

***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 have an agreed schedule of charges and these are set out in Appendix A (updated figures provided from 1/4/21):

Appendix A

	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 £10,833 ¹ per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally protected 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

¹ This cap only applies to major applications without long term ecological management which may be subject to separate negotiation

² The administration charge applies only to Unilateral Undertakings