



Mr David Eaves, Senior Planning Officer
Development Control
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

20th November 2014

Dear David

Planning application APP/14/00767
Land at Nursery Fields, Denvilles, Havant

I write further to our discussions to set-out the proposed S106/CIL arrangements for the above planning application, in advance of consideration by the Development Management Committee on 27th November.

As you will be aware, the current application site has consent for the development of 26 units as part of the development of the wider Nursery Fields site and as part of this approval a S106 Agreement was signed to secure financial contributions and obligations.

It is understood from discussions that the Council considers that the current application for 35 dwellings is liable for CIL requirements, in accordance with the Council's adopted CIL charging schedule at a rate of £80 per sq.m for the housing. This requirement is as follows:

- 3,295.35 sq.m x £80/sq.m = **£263,628.00**

The CIL requirements for the proposed community building is **nil**.

In recognition of the CIL requirements for the proposed 35 dwellings, it is necessary to deduct the S106 liabilities for the approved 26 dwellings. These deductions are as follows:

- Highways contribution: reduced from £376,484.00 to **£278,598.16**
- Play space contribution: reduced from £20,000.00 to **£14,800.00**

This is a total reduction of **£103,085.84** from the contributions secured in the S106. The other contributions remain unchanged from the S106, including the education contributions.

In order to secure the delivery of the proposed community building, Barratt Homes will construct the community building and its associated car park as payment in kind of CIL, in accordance with provisions within the CIL Regulations, and as such in lieu of making these payments to the Council. This is subject to the Council making the necessary policy changes to enable it to accept development in kind of CIL.

Once completed, the community building and its associated car park and garden will then be transferred to the Council for community uses. The specification of the building will include simple finishes and the kitchen would be fitted with base/wall units and sink with connection points for cooker and fridge. It is anticipated that the community building would be completed in around June 2016.

I trust that this sets out our understanding of the agreed position, however if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'RC', followed by a horizontal line.

ROBERT COLLETT

Planning Manager

On behalf of Barratt Homes Southampton