

S106 v CIL Developers Contributions

The main national exemptions from development being liable to paying CIL are affordable housing, self build housing, domestic extensions (under 100sq mtrs) and replacement dwellings

New buildings – or extensions to existing buildings (over 100sq mtrs) – are liable for the charge if a charging schedule was in place when planning permission was granted.

New residential unit (such as a house or a flat) will pay the charge, even if the unit is below 100 square metres in area.

Costs of redeveloping the site with a CIL payment may be prohibitive. In this case, the local planning authority can exempt a specific site from paying CIL.

Advantages of CIL is that the funds are not ring fenced and can therefore been pooled to be spent on any form of infrastructure anywhere. In the NP the proceeds from CIL each year would be relatively low.

Replacement dwellings or domestic extensions do not usually require a S106 agreement. S106 contributions must be spent within the same parish as the development.

NFDC are better off with S106 because it includes affordable housing and does not involve a complex bureaucracy for assessment and collection.

Both NPA and NFDC are delaying making the decision to change to CIL depending on the new permitted developments regulations that are still to be finalized.

Householder Waste Recycling Centre Service Provision Review

There is a network of 26 HWRC's in Hampshire provided by HCC, Portsmouth City Council has one and Southampton City Council has one. The 26 HCC sites received 225,000 tones of material in 2011/12 and diverted an average of 82.3% from landfill, 65% of which was recycled. At present the sites are managed and operated on behalf of the three councils by Hopkins Recycling Ltd under contract until 31st January 2015.

HCC are consulting with stakeholders on 8 key areas of work, these are

1. Maximising Landfill Diversion
2. Advertising at HWRCs
3. Commercial & Industrial Waste Acceptance
4. Soil & Rubble, Plaster Board & Asbestos
5. Trade Waste Controls
6. HWRC Opening Hours
7. Site Rationalisation
8. Voluntary/Third Sector Engagement

New Contract to start on 1st February 2015