

Land off St Mary's Road, Hayling Island
Draft Heads of Terms for Section 106 Agreement

Proposed Development: Residential development of up to 210 residential dwellings (including affordable housing), 0.6 ha for apartments with care (C2), structural planning and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Drive and associated ancillary works. All matters reserved with the exception of the main vehicular accesses

Application Date: December 2016

Local Planning Authority: Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Obligations:

1. Open Space

The Agreement will require the Developer to provide onsite informal and formal open space. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas including off site commuted sums as applicable. Alternatively, a commuted sum towards the enhancement of existing play space in Hayling Island will be made in-lieu of on-site provision.

2. Community Facilities

Subject to meeting the appropriate tests of necessity and reasonableness, the agreement will require the Developer to provide a proportionate contribution towards the enhancement of existing community facilities in Hayling Island. A suitable project will be identified in consultation with members of the community and Hayling Island Residents' Association.

3. Designated Sites

The agreement will require the Developer to provide a proportionate contribution towards the Interim Solent Recreation Mitigation Strategy, or successor thereof.

4. Other

Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.

NB – It is the applicant's intention to deal with affordable housing through a suitably worded condition