

Land off St Mary's Road, Hayling Island

Proposed S106 Agreement Heads of Terms

1. Introduction

- 1.1 As part of the planning application submission for the above site, Gladman will seek to enter into constructive dialogue with Havant Borough Council to agree Section 106 obligations for any obligations which, in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the planning application and fairly related in scale and kind to the development proposed.
- 1.2 It is anticipated that further details on the obligations described below will be identified during the planning application determination process, alongside other obligations that may need to be added to this list. Subject to meeting the relevant tests of necessity and reasonableness, consideration will be given to the inclusion of additional contributions as required.

2. Planning Obligations

- 2.1 At the present time, the following S106 Heads of Terms are suggested in connection with the planning application proposals that have been prepared for the Land off St Mary's Road site.

Affordable Housing

- 2.2 The agreement will provide for 30% affordable housing in accordance with the Council's adopted Development Plan policies, with further details on tenure split to be agreed with the local authority.

Open Space

- 2.3 The Agreement will require the Developer to provide informal and formal areas of on-site open space, including an equipped children's play area.
- 2.4 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 any off-site commuted sums as applicable.

Highways/Public Transport

- 2.5 The Agreement will require the Developer to provide, as necessary, improvements to the local highway network, alongside enhancements to sustainable and public transport provision within the vicinity of the site.

Recreational Pressure

- 2.6 The Agreement will require the proposals to provide an appropriate contribution towards the mitigation of recreational pressure in accordance with the requirements of the Solent Recreation Mitigation Strategy

Supporting Habitat for Brent Geese and Waders

- 2.7 The Agreement will require the developer to prepare a Brent Goose Mitigation Strategy, to include provisions for the creation and management of a brent goose and wader refuge on Hayling Island.

Nutrient Neutrality

- 2.8 The Agreement will require the developer to provide an appropriate nutrient mitigation package to address the nutrient budget associated with the development proposals.