

Planning Application APP/25/00573 Land west of, Hulbert Road, Havant

Proposed Development: Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. The outline application was not an environmental impact assessment application.

CIL

The application is CIL liable. The CIL rate is set out in our 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 the CIL liable permission is issued, if a permission is issued in 2025 the amount of indexation would be 74.553%.

The application has been accompanied by:

- CIL Form 1: CIL Additional Information (and a Schedule of Accommodation which support figures provided)
- CIL Form 2: Assumption of Liability

We have yet to receive the following form:

- Form 10: Charitable and/or Social Housing Relief Claim Form (if Mandatory Social Housing Relief is being sought)

If this is not provided before decision then the CIL Liability Notice will reflect the charge for CIL for all tenures.

Further information on CIL including relief in respect of affordable housing can be found on the Planning Portal: <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/relief-exemption-and-phase-credits>

S106

There is a S106 agreement related to this site dated 1 February 2023.

In respect of the calculation of the Solent Recreation Mitigation Strategy, provided payment is made before 31/03/26, we can confirm the cost of mitigation in accordance with Schedule 5 Clause 1 (1.1) is as follows:

House Type	No of Homes by bed size	Current Mitigation Charge	Total
2 bed	35	£696	£24,360
3 bed	55	£907	£49,885
4 bed	10	£1,067	£10,670
	100	Grand total	£84,915

Documentation has been supplied in respect of Nutrient Mitigation as part of the planning application, this will be reviewed and any relevant S106 covenants discharged in due course.

To mitigate against the increased nutrient load at the Solent European Sites, once the amount of mitigation has been agreed, the developer will need to purchase the relevant amount of third party mitigation and provide a Deed of Allocation confirming the same. For information, the council currently has S33 agreements for Whitewool Farm, Warnford Park and Knowle Farm.

Havant Borough Council is responsible for ongoing monitoring of Third Party Nutrient Mitigation Schemes. When accepting mitigation from such scheme, the Council will seek a payment from the applicant to contribute towards these costs. The amount payable will be 1% of the total overall kilogram (kg) purchase cost.