

APP/21/01350 Land north of Oysters, Station Road, Hayling Island

Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved

Comments - HBC Community Infrastructure Officer

CIL

This application is not CIL liable, but any subsequent full or reserved matters application would be.

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.

The subsequent application would need to be accompanied by:

- CIL Form 1: CIL Additional Information (and Schedule of Accommodation to support figures provided)
- CIL Form 2: Assumption of Liability
- Form 10: Charitable and/or Social Housing Relief Claim Form

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

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site-specific obligations necessary):

1. Affordable Housing
2. HBC Monitoring Fees*
3. HCC Monitoring Fees
4. Management Company and Management Plan (may include SUDS)
5. Solent Recreation Mitigation Strategy**
6. Nutrient Neutrality***, if it is not possible to fully mitigate the scheme's impact on site, the applicant will need to find a mitigation scheme. The details of schemes have been published on the Partnership for South Hampshire's website at <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>
7. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
8. Solent Waders and Brent Goose Strategy Mitigation
9. Community Worker (Housing Delivery Position Statement DMP 5 – Development Quality), payment due on commencement
10. Education (HCC)
11. Site Specific Transport Improvements (HCC)
12. Others arising out of consultee responses

SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL INFORMATION:

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

***HBC Monitoring Fees:** As part of the 'Heads of Terms' it is necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We have an agreed schedule of charges, due to be updated 1/4/26:

From 1 April 2025

- £973 per non-financial head of term (outside the scope of VAT)
- 5% of cost per Havant Borough Council financial head of term (outside the scope of VAT)

This contribution is indexed in accordance with the CPI.

****Solent Recreation Mitigation Strategy**

The charges are set out below, based on the maximum number of **net** new dwellings and bedroom sizes; contribution will be indexed (RPI), these rates will be updated 1/4/26:

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

No. of Bedrooms	Amount	Monitoring fee
1	£482	Plus 5% of total (sum may be included in 'HBC Monitoring Fees')
2	£696	
3	£907	
4	£1,067	
5	£1,251	

*****Third Party Nutrient Mitigation Schemes**

Havant Borough Council is responsible for ongoing monitoring of Third Party Nutrient Mitigation Schemes. When accepting mitigation from such schemes for example Warnford Park Estate, the Council will need to seek a payment from the applicant to contribute towards these costs.. The amount payable will be 1% of the total overall kilogramme (kg) purchase cost. Where this is calculated to be less than £100, a minimum fee of £100 will be payable. This charge can be collected outside the S106 agreement.