APP/25/00781 1 Sea Front, Hayling Island, PO11 0AG

Change of use from commercial fair site to residential site for 55 flats in 5No. 4 storey blocks with associated parking and landscaping

Comments - HBC Community Infrastructure Officer

CIL

This 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.

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. BNG On/Offsite Monitoring**** - Mitigation provided as part of BNG will require monitoring and occasionally enforcement over a period of 30 years and appropriate charges to cover the council's costs are sought. The charge is based on the size of the scheme and the highest difficulty of habitat creation. This fee for this site will be £3,327 and will be indexed at 1/4/26.
8. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
9. Solent Waders and Brent Goose Strategy Mitigation
10. Community Worker (Housing Delivery Position Statement DMP 5 – Development Quality), payment due on commencement
11. Education (HCC)
12. Site Specific Transport Improvements (HCC)
13. 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.

**** **Biodiversity Net Gain**

In England, biodiversity net gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Developers must deliver a biodiversity net gain of 10%. This means a development will result in more or better quality natural habitat than there was before

development. More information is available: https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers'

There are some exemptions and if an exemption is claimed this must form part of the planning application submission.