



Our Ref: HP16070

By Email

Jacky Clark
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
3 April 2018

Dear Jacky

FORMER COLT INTERNATIONAL SITE, NEW LANE, HAVANT

Thank you for your letter dated 28th March in respect of the above site, in which you request additional information in order to validate the application. Taking each of your points in turn, I am able to confirm the following:

Red Line Boundary

The red line boundary has been referenced against the Title Deeds and is accurate. As you can see from the enclosed extract showing the adopted highway, the red line adjoins the highway at all points of access. As such, it is not considered that there is a requirement to amend the red line or to serve notice on any landowners.

Community Infrastructure Levy

A completed Assumption of Liability Form is enclosed.

Obligations (Heads of Terms) Statement

This Planning Obligations Statement sets out the Heads of Terms which will need to be incorporated into a Section 106 Agreement to be entered into between the applicants and the planning authority (Havant Borough Council), the highways authority (Hampshire County Council) and other potential parties.

In accordance with the National Planning Policy Framework and Community Infrastructure Levy Regulations (as amended) any planning obligation should meet the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The Pavilion, Botleigh Grange Office Campus, Hedge End, Southampton, SO30 2AF
Tel: +44 (0)2382 022 800 Fax: +44 (0)23 8028 2623
Email: info@wyg.com Website: www.wyg.com

WYG Group Limited. Registered in England & Wales Number: 06595608
Registered Office:



creative minds safe hands



In formulating this statement of the proposed obligations, we have assessed the content of the application scheme and its impacts against the following key documents:

- Havant Borough Core Strategy (March 2011)
- Havant Borough Council Guide to Developer Contributions (November 2013 with updates)
- Havant Borough Council CIL Charging Schedule (August 2013)
- Solent Recreational Mitigation Strategy (April 2018)

At this outline stage, the Heads of Terms are based on the illustrative masterplan, although it is understood that the S.106 agreement may have provisions within it to vary the contributions depending on the finalised development submitted at the Reserved Matters stage. At this stage, it is proposed that a S106 Legal Agreement will be entered into to secure the provision of the following:

- Affordable Housing
Up to 40% affordable housing will be provided in accordance with Core Strategy Policy CS8, which amounts to a maximum of 40 dwellings based on the illustrative masterplan. At this stage, it is anticipated that affordable housing will be provided at this level, however this is subject to viability and the level of contributions being sought in respect of the other Heads of Terms. The tenure mix of the affordable to be provided on site will be a matter to be clarified at Reserved Matters Stage, in consultation with the Council's Housing Team.
- The submission of details for the Management and Maintenance Company responsible for the Common parts of the site together with details of the proposed management arrangements.
- Payment of the Solent Recreation Mitigation Project contribution, in accordance with the provisions set out in the Definitive Strategy which came into effect on the 1st April 2018.
- The submission of details for the management and maintenance of SUDs and SUDs Bond
- The submission of a Skills and Employment Plan
- The submission of a Travel Plan
- Arrangements for public access across the site
- Any site-specific transport or highway improvements

**Sustainability Statement**

I can confirm that it is the intention to comply with BREEAM Very Good (or equivalent) in respect of the proposed employment units. It is expected that the requirements for this will be set out in a condition attached to the outline planning permission.

I trust this covers all outstanding matters and enables you to proceed with the validation of this application. However, should you require any further details, please do not hesitate to contact me or my colleague Sarah Hains.

Yours sincerely



Jeremy Gardiner
Head of Southampton Planning
WYG Group Limited

Cc. Homes England

Encls. Assumption of Liability Form 1
Plan of Adopted Highway Adjacent to Site
Utilities Search
Utilities Plan