

APP/21/01434 Rook Farm, land off St Marys Road, Hayling Island

Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

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
- 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.

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 (see further information)**
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. Community Worker (Policy DR2) – payment due on commencement
9. Employment and Skills Plan
10. Potential on site Ecological Mitigation
11. Education (HCC)
12. Travel Plan (HCC)
13. Site Specific Transport Improvements (HCC)

14. 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. . Havant Borough Council also monitors and discharges all Hampshire County Council Covenants on behalf of the County and the charges below also apply for each Hampshire County Council Head of Term. We have an agreed schedule of charges:

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	

