Havant
BOROUGH COUNCIL

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Community Infrastructure Levy (CIL) DECISION NOTICE

Miss Rachel Davies
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak
SO50 7HD

Our Ref: APP/24/00612
Direct Line: (023) 9244 6273/9244 6545
Ask For: Jemma Howard
Email: cil@havant.gov.uk
09 April 2026

THIS NOTICE RELATES TO CIL ONLY AND DOES NOT CONSTITUTE THE GRANTING OF PLANNING PERMISSION

Dear Sir/Madam

Description of Chargeable Development	Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works (Approved 06.02.2025). Request to Discharge Condition 6 (Received 20/05/2025). Request to Discharge Condition 5 & 11 (Received 20/05/2025). Request to discharge conditions 2, 3, 4 (Received 27.06.2025).Request to discharge condition 8, 10 (Received 01.07.2025).
Address	Land south of Lower Road and west of Old Manor Farm, Havant
Planning Permission	APP/24/00612

NOTIFICATION OF SOCIAL HOUSING RELIEF CLAIM DECISION

Thank you for your claim for social housing relief from the Community Infrastructure Levy (CIL) dated 09 April 2026.

We have now assessed your claim and have decided to grant mandatory social housing relief for the chargeable development in question at the level stated below. Relief has been granted because the development involves Social Rented Housing which are classed as qualifying dwellings as defined by Regulation 49 of the Community Infrastructure Levy Regulations 2010 (as amended).

The qualifying amount of social housing relief calculated for this chargeable development is **£156,548.02**. The amount of relief assigned to the recipient of this notice is £156,548.02. The qualifying amount of relief will be deducted from the total CIL charge for the chargeable development. The total CIL chargeable amount due, including relief, will be stated in the Liability Notice.

How we calculated this figure

We have calculated the qualifying amount of mandatory social housing relief in accordance with the formula in Regulation 50 of the Community Infrastructure Levy Regulations 2010 (as amended). The calculation was based on the following information:

HBC

Description	Net Deemed Area	Rate/sqm	Index	Relief
Residential Rest of Borough	0.00 sqm	£80.00	1.746	£0.00
Residential Rest of Borough	1121.06 sqm	£80.00	1.746	£156,548.02

Social Housing Relief Breakdown

Miss Rachel Davies	£156,548.02

Relief Totals

Mandatory Social Housing Relief	£156,548.02

Site Totals (sqm)

Total Development	4,884.18
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area	4,884.18

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area. To be eligible part of the building must have been in lawful use for a continuous period of at least six months within the period of twelve months ending on the day planning permission first permits the chargeable development.

Changes in social housing relief eligibility

Under Regulation 51 of the Community Infrastructure Levy (CIL) Regulation 2010 (as amended) the chargeable development ceases to be eligible for social housing relief if, before that chargeable development is commenced -

- a commencement notice is not submitted to the collecting authority;
- the claimant's assumption of liability is withdrawn or otherwise ceases to have effect; or
- the claimant transfers liability to another person in accordance with regulation.

Under Regulation 53 of the Community Infrastructure Levy (CIL) Regulation 2010 (as amended) whenever a 'disqualifying event' occurs before the end of the clawback period in respect of the chargeable development for which the social housing relief has been granted, the relevant person is liable to pay an amount of CIL equal to the difference between the qualifying amount immediately before the disqualifying event and the qualifying amount immediately after the disqualifying event.

A disqualifying event is any change in relation to a qualifying dwelling such that it ceases to be a qualifying dwelling. You must notify the Council in writing within 14 days of the disqualifying event. Failure to do this may result in a surcharge being applied.

Important information regarding S73A applications; if you do not build in accordance with the Planning Permission (beyond a non-material change) you will lose the CIL Relief Granted.

Next steps

The Council will serve a Liability Notice (or a revised Liability Notice where necessary) on the person(s) who has/have assumed liability to pay CIL for the chargeable development. The Liability Notice will state the total CIL chargeable amount due, including any relief granted. A copy of the notice will also be issued to each person know as an owner of the relevant land.

One of the development parties must notify the Council of the intended commencement date of the chargeable development by submitting a Commencement Notice to the Council no later than the day before the day on which the chargeable development is to be commenced. A copy must also be served on each person known as an owner of the relevant land.

Please email the completed Commencement Notice to: cil@havant.gov.uk

Alternatively, you can post the Commencement Notice to: Planning Services, Public Service Plaza, Civic Centre Road, Havant PO9 2AX.

If a Commencement Notice is not submitted to the Council before the development is commenced then a surcharge will be levied and will be payable in accordance with the CIL Regulations.

Further information

Further information and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Havant Borough Council Website at www.havant.gov.uk/planning-policy-design/community-infrastructure-levy

For further information or if you have any questions regarding CIL please contact us at cil@havant.gov.uk or on (023) 9244 6273/9244 6545.

Yours faithfully

Planning Services

Our Ref: APP/24/00612