APP/26/00361 Plot 4 Dunsbury Park, Fitzwygram Way, Havant

Developer Contributions Team Response (updated 16/07/26)

Community Infrastructure Levy

The proposed planning use classes for Plot 4 have been advised as, Class E(g)(ii) [Research and Development], (iii) [light industrial], B2 [general industrial] and B8 [storage and distribution], with the detail as follows: Erection for 10,683 sqm of employment floorspace with 12.5m internal height in the main area and provision of two storey ancillary office space accounting for approximately 10% of the floorspace. On this basis there is no CIL Liability.

S106

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

1. HBC Monitoring Fees including Biodiversity Net Gain*
2. Others arising out of consultee responses

*HBC monitoring fees

From 1 April 2026

a) £1058 per non-financial head of term (outside the scope of VAT)
b) 5% of cost per Havant Borough Council financial head of term (outside the scope of VAT)

Havant Borough Council monitors and discharges all Hampshire County Council Covenants on behalf of the County and the charges above in a) also apply to each Hampshire County Council Head of Term.

This site will need ongoing monitoring in respect of Biodiversity Net Gain, our charge for this is £5,121 (April 2026). If no S106 is required, then this can be collected separately with the agreement of the applicant.

All monitoring contributions are indexed in accordance with the CPI