

APP/26/00615 Land at Lavant Drive (Former Oak Park School), Havant

Construction of an 86-bed care home (within Class C2) with access, car parking, landscaping and other associated works

Comments - HBC Developer Contributions

CIL

CIL would not be sought for Class C2 care home

S106

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

1. HBC Monitoring Fees*
2. 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 will be £4,360
3. Nutrient Neutrality** - Overnight accommodation requires suitable mitigation to mitigate against the increased nutrient load at the Solent European Sites, the developer will need to purchase third party mitigation and supply additional documentation in support of the planning application. Details of PfSH Schemes can be found here: [Potential Nutrient Mitigation Schemes - Partnership for South Hampshire](#). There is a separate charge to monitor third party agreements (see bottom of page). We have S33 Agreements with Knowle Farm, Warnford Park Estate and Whitewool Farm. From the documents supporting the planning application, a suitable scheme has not been identified. Prior to decision a signed Deed of Allocation for the required mitigation should be received
4. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
5. Health Payment?
6. Potential on site Ecological Mitigation if requested by HBC Ecologist
7. Site Specific Transport Improvements (HCC)
8. Highway Works (HCC)?
9. 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 2026

- £1,058 per non-financial head of term (outside the scope of VAT) /Cont

- 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.

****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.