



Calculation of Potential CIL Funding

This broad estimate is based on the housing provision of the Pre-Submission Draft Havant Borough Local Plan (HBLP) 2036; however, it should be treated with caution due to the many unknown factors. The assumptions and caveats are set out in the notes to the table below.

Location / Source	Less 20% affordable	Less 30% affordable	Less self-build	Total floorspace m ²	CIL £
Emsworth					@ 140
Small & w'fall	-	-	178	16,020	2,242,800
Allocations	-	473	-	45,570	5,959,800
Havant & Bedhampton					@ 112
Town centre	600	-	-	30,000	3,360,000
Small & w'fall	-	-	261	23,490	2,630,880
Allocations	-	1049	-	94,410	10,573,920
Hayling Island					@ 140
Small & w'fall	-	-	157	14,130	1,978,200
Allocations	-	705	-	63,450	8,883,000
Leigh Park					@ 112
District centre	60	-	-	3,000	336,000
Small & w'fall	-	-	144	12,960	1,451,520
Allocations	-	400	-	36,000	4,032,000
Waterlooville					@ 112
Town centre	432	-	-	21,600	2,419,200
Small & w'fall	-	-	637	57,330	6,420,960
Allocations	-	1175	-	105,750	11,844,000
Total					62,132,280

Assumptions and Caveats

In accordance with HBLP Policy H2, affordable housing does not pay CIL therefore dwelling numbers are reduced by 30% for developments of 10+ dwellings except for Havant and Waterlooville town centres and Leigh Park district centre where the reduction is 20%.

To avoid a lengthy and complex scheme by scheme approach, and while there will be a few exceptions, it is assumed that the dwellings are on sites of 10+, except for the small sites and windfalls which are assumed to be on sites of less than ten.

As self-builds are exempt from CIL, a deduction is made from the small sites and windfalls. HBC's Specialist Housing Analysis¹ indicates that self-build exemptions

¹ [Specialist Housing Analysis – Havant Borough Council \(October 2017\)](#)

have been agreed at the rate of 12-15 per year across the Borough. The higher figure has been used, spread across the Local Plan areas, with 1 per area added to allow a percentage increase over the plan period.

Regarding dwelling size, an assumed nationally based average² of 90 sqm per dwelling is used, except in town and district centres where 50 sqm is applied. There will be a range of dwelling types and sizes, in accordance with HBLP Policy H4, but the breakdown is not known so assumptions based on the Technical Housing Standards nationally described space standard³ and the Partnership for Urban South Hampshire's (PUSH) Objectively Assessed Need⁴ proportions for dwelling sizes by bedroom would in any case be an estimate.

Potential Funding through S106

The Local Plan and CIL Viability Study⁵ includes within the appraisals a notional sum of £3,000 per dwelling (for all dwellings – including affordable - and all schemes) as an additional contingency in respect of any residual S106 requirements, acting alongside the CIL. A calculation of the total notional amount, as applied to the housing provision of the Pre-Submission Draft Havant Borough Local Plan (HBLP) 2036, is shown in the table below.

Planning Area	Dwelling Provision	Notional S106 £
Emsworth	857	2,571,000
Havant & Bedhampton	2514	7,542,000
Hayling Island	1168	3,504,000
Leigh Park	794	2,382,000
Waterlooville	2859	8,577,000
Total	8192	24,576,000

² Source: [House Beautiful \(October 2017\)](#) based on 2016 ONS research of properties sold in England & Wales.

³ [Technical Housing Standards nationally described space standard – Department for Communities and Local Government \(March 2015\)](#)

⁴ [Objectively-Assessed Housing Need Update – GL Hearn for PUSH \(April 2016\)](#)

⁵ [Local Plan and CIL Viability Study Final Report \(v7\) – Dixon Searle Partnership \(January 2019\)](#)