

Community Infrastructure Levy

Statement of Consultation

Report of consultation undertaken on the Preliminary Draft Charging Schedule under Regulation 15 of the Community Infrastructure Levy Regulations 2010 (as amended)

Introduction

Havant Borough Council has been charging the Community Infrastructure Levy (CIL) since 1 August 2013.

The preparation of the Draft Havant Borough Local Plan 2036 and its supporting evidence has necessitated a review of the CIL Charging Schedule. This is to ensure that the policies and proposals in the Plan, in particular the identification of a strategic site, remain viable when costs such as affordable housing provision and contributions to the Solent Recreation Mitigation Strategy are taken into account in addition to the CIL requirement.

In order for a revised CIL Charging Schedule to be adopted, the CIL Regulations 2010 (as amended) require that two rounds of public consultation are held prior to submission of the Draft Charging Schedule for independent Examination.

This report sets out the steps taken to consult on the Preliminary Draft Charging Schedule (PDCS) and the outcome of the consultation.

Preliminary Draft Charging Schedule

Consultation Procedure

On 18 December 2017, the Council's Cabinet approved the new CIL Preliminary Draft Charging Schedule for consultation, alongside the consultation on the Draft Havant Borough Local Plan 2036. The consultation period ran from Monday 8 January 2018 until Friday 16 February 2018.

The CIL consultation documents were published and available for download from the Council's website and hard copies were made available throughout the consultation period at the Council's offices (The Public Service Plaza) and at libraries within the borough. This included:

- Preliminary Draft Charging Schedule;

- Infrastructure Delivery Plan – Havant Borough Council (December 2017);
- Viability Assessment for Local Plan Review and CIL Scope – Dixon Searle Partnership (December 2017);
- Denvilles-Emsworth Masterplan Viability Appraisal – GVA (October 2017).

No changes were made to the Regulation 123 List which remained, for purposes of the consultation, as existing (last updated 8 July 2015).

The following were notified of the consultation by email, or by letter if no email address had been provided:

- Organisations registered on the Council’s Local Plan Consultation Database, including neighbouring local authorities and Hampshire County Council, developers, planning agents and businesses. A list of the organisations notified by email or letter is included at Appendix 1.
- Individual persons and residents registered on the Council’s Local Plan Consultation Database. Some 1903 individual emails and 1745 individual letters were sent to such persons and residents.
- Also, stakeholders involved in the production of the Infrastructure Delivery Plan. Additional emails were to those specific contacts.

A copy of the notifications is included at Appendix 2.

The Council advertised the consultation on its website: a copy of the text from the CIL Charging Schedule Review web page can be found in Appendix 3. This page also included a number of questions to assist respondents.

Respondents were requested to send their comments in writing and preferably by email to cil@havant.gov.uk.

Responses Received

The Council received 4 responses to the consultation. These are either expressions of support for particular elements of the PDCS, that certain types of development are proposed to be zero rated (i.e. no charge); or respondents are requesting particular types of development, or specific schemes, be added to the Regulation 123 List.

A summary and analysis of the representations has been prepared and is set out at Appendix 4. Responses in full have been published at <http://www.havant.gov.uk/community-infrastructure-charging-schedule-review>

A number of responses to the Draft Havant Borough Local Plan 2036 also make reference to the CIL. Comments are provided on those in the table at Appendix 5.

APPENDIX 1

List of Organisations Notified of the Consultation

Agents

A G Phillips & Son Ltd
Adams Hendry Consulting Ltd
ADP Architects Ltd
Alliance & Environment Planning
ARUP
Belcher Frost Solicitors
BJH Windows
Both Creative Partnership
Boyer Planning
Bryer MRTPI
Bidwells
C Wilkinson
Chris Flint Associates Ltd
CMA Planning
Colwyn Enterprises Ltd
Cownden
Daniels Harrison Chartered Surveyors
Davey
David Young Architectural
Derek Treagus Associates
Douglas Briggs Partnership
DPD Consultants
Drinkwater
Druce
Duffett
Edward Caush Associates
Firstplan
Geering
Gladman Developments
Goadsby & Harding
Graham Ash Architects Ltd
Gregory Gray Associates
Hallam Land Management Ltd
Hampshire Regional Ltd
Harrington Design & Bloomfield
Harris Lamb Property Consultancy
Hawkesworth ARIBA
Hedley Greentree Assoc Ltd
Helyer Davies Architects Ltd

Agents cont.

Hendrick
Henry Adams Planning Ltd
IJ Murray Associates Ltd
Island Design
James
Jane Mottershead Design Ltd
JBC Ltd
Jeff Merriman Associates
Jeffrey Douglas Chartered Architect
Jervis
Joanna Jefferson Architects
John Groom Chartered Architect
Kanavan & Wingfield
Kirkwells Planning & Sustainability
Consultants
Land & Partners Ltd
Landspeed Development Consultancy Ltd
Leggett
Les Weymes Planning Consultancy Ltd
Linden Homes Southern
Living Space Design
Luken Beck MDP Ltd
M F Designs Ltd
M2 Architecture
Marshall
Martin Critchley Consultants Ltd
Morgan Carey Architects
Mott McDonald
Moyle
Nash & Partners Ltd
Norton
NP Designs
Oldfield King Planning
O'Neill Architectural Services
Pario Design Ltd
PDP Architecture llp
Peacock & Smith
Pickup Town Planning
Planning Development Regeneration

Agents contd.

Planning Issues Ltd
Planning Potential
Planning Solutions Ltd
PLC Architects
PMG (Building Design and Consultancy)
Pure Town Planning Ltd
PWP Architects Ltd
R & M Regeneration Management
R M Associates
Rapleys LLP
Reed
Reside Developments Ltd
Robert Tutton
Roger Boyce Associates
Roger Clark (Architectural Services)
Ross RIBA
RPS Planning & Development
Salt
Savills Planning & Regeneration
SCP Designs
Simpson Hilder Associates
Southern Planning Practice
SSA Planning Ltd
Stubbs
Tanner & Tilley
Taylor Garnier Estate Agents
Tetlow King Planning
Thomas
Thorns - Young Ltd
Tim Sage Chartered Architect Ltd
Tinos Developments
Vail Williams
West Waddy ADP
Woolf Bond Planning
Your Move

Commercial

8CU
A J Eyre & Sons
Advance Resources Managers
ADW Ltd

Commercial contd.

Alan Rae Butchers
Alder King
Anglo St James Ltd
Apollo Fire Detectors Ltd
ASDA
Ashville Properties Ltd
ATE
Banner Homes Group PLC
Bargate Homes Ltd
Barhale Trant Utilities
Barratt David Wilson Homes Ltd
Basepoint PLC
Bellway Homes Ltd - Wessex
Bloor Homes Ltd
Bobs Music Mart
Bond Pearce
Borland & Bound
Borrow Foundation
Bourne Leisure Ltd
Bouygues UK
Boyer Planning
BP Oil (UK) Ltd
British Aerospace
British Sign and Graphics Association
Broadway Malyan Ltd
Brookworth Homes Ltd
Burton Property Ventures Ltd
Bury and Powter
Callender Properties Ltd
Carousel Amusements Ltd
Catesby Property Group
CBRE Investors & Civil Aviation Property Fund
Chandler Hawkins
Chantry Holdings
Charles F Jones & Son
Christian and Shipp
Christie Intruder Alarms Ltd
Citylocal
Civil Aviation Authority Pension Scheme
Clanfield Properties Ltd
Claridge Architects
Coal Exchange
Colt International

Commercial contd.

Copseys Nursery
Costco Wholesale UK Ltd
Countryside Properties
Counting Solutions Ltd
Crayfern Homes Ltd
Cubitt & West
Davies
Decathlon UK Ltd
Dev Plan
Dixon Searle LLP
DPDS Consulting
DTZ
Dunham Bush
Durngate Property Group
Dwyer Asset Management PLC
Eaton Hydraulics
enVisage
Esso Petrol Station
Fairview New Homes Ltd
Fasset Ltd
Fat Olives
Fatface
Foreman Homes Ltd
Formaplex
Forte Property Ltd
G C Rickards Ltd
Gahan
Garner Wood
Gary Alexander Bain Architects
Gascoigne Pees
Gauntlett Trust
Generator Group
Geoff Foot & Co
George Gauntlet Trust, B5 and Radian
Goodger
Goodwillies
Grainger PLC
Greene King
Guinness Hermitage
GVA Grimley
Hallam Land Management
Hampshire & Regional Property Group
Hampshire Cosmetics Ltd

Commercial contd.

Hampshire Homes Group
Hardwick
Harebell Developments Ltd
Hargreaves Management Ltd
Hargreaves Properties Ltd
Havant and Waterlooville FC
Havant Hockey Club
Havant Sheet Metal Co Ltd
Hayling Hardware
Hayling Island Building Co
Hayling Seaside Railway
Hazle & Co
Hellier Langstone
Henderson UK Property Unit Trust
Henderson UK Retail Warehouse Fund
HGP Architects
Hillreed Homes Ltd
Hi-Technology Mouldings Ltd
HNB Legal Services Ltd
Horizon Leisure Trust
Housing Expectations Ltd
Howard Sharp & Partners
HPM
Hugh Hickman & Son
ICEE Manage Services
Iceni Projects Ltd
Indigo Planning Ltd
Infinity Photographic
Investment Circle Fund
Invista Real Estate
J & K Supermarket
Jeffries & Partners
JLL/Away Resorts
Jobsite Ltd
Jones Day
Kember Loudon Williams
Kenwood
Lambert Smith Hampton
Landmark Information Group
Langstone Hotel
Lepus Consulting Ltd
Lewis
Lewmar Marine Ltd

Commercial contd.

Lidl UK / Osier Dell
Linden Homes Southern
Littlepark Ltd
Lockheed Martin UK Integrated Systems
Long & Marshall
M D L Marinas Ltd
Maclain-Roberts
Mann Countrywide
Mapledean Developments Ltd
Marina Developments Ltd
Markfield Investments Ltd
Marsh Plant Hire
Martineau
Matplan
McAndrew Martin Chartered Surveyors
McCarthy & Stone Retirement Lifestyles Ltd
Merco Place Ltd
Meridian Shopping Centre
Miles
Mill Rythe Holiday Village
Miller Hughes Associates Ltd
Mitie Property Services (UK) Ltd
Montagu Evans
Morris Crocker
Mrs S Mulley & Associates
New Star Asset Management
Nijar & Tozer
Northney Farm Tea Rooms
Orchard Homes and Developments Ltd
Outdoor Media Centre
Paris Smith LLP
Parkinsons Estate Agents
Pennyfarthing Homes
Persimmon South Coast
Peter Ashley Activity Centres
Pfizer
Pointon
Portsmouth Roman Catholic Diocesan Trust
Pro Vision Planning & Design
Property Market Analysis LLP
PSL Consulting Solutions Ltd
Quod
R C H Builders

Commercial contd.

Rerence O'Rourke Ltd
Royal Mail Group Ltd
Sainsburys Supermarkets Ltd
Seafront Holdings Ltd
Seawards Properties Ltd
Solent Business Supplies
Solent Community Solutions Ltd
Southern Water
Spring Arts and Heritage Centre
Spur Electron Ltd
Stanley's Butchers
Steves Barber Shop
Stewart Ross Associates
Stoke Post Office
Strand Harbour Developments
Stratus Environmental Ltd
Strutt & Parker
Sumika Polymers
Taylor Wimpey
Taylor Woodrow Developments Ltd
Teleplan
Terracotta Pot Shop
Tesco Stores Ltd
Texaco Petrol Station
Thakeham Homes
The Co-op
The Housebuilder Consortium
The Rhubarb Tree
Thomas Sanderson Blinds
Threadneedle Property Investments Ltd
Tolcarne Drive Developments
Tomsett
Travis Perkins
Vail Williams
Waitrose Ltd
Walter
Wartsila UK Ltd
Warwick Martel
Wessex Advanced Switching Products Ltd
Wessex Environmental Planning
White and Mason
Wilding Butler Construction
Wilson

Commercial contd.

Wm Morrison Supermarkets
 Woodpecker PLC
 Wordsouth Ltd
 WPL Ltd
 Xyratex

Duty to Cooperate

Chichester District Council
 Civil Aviation Authority
 East Hampshire District Council
 Emsworth Forum
 Environment Agency
 Hampshire County Council
 Highways England
 Historic England
 Homes and Communities Agency
 Isle of Wight Council
 Marine Management Organisation
 Office of Rail Regulation
 Portsmouth City Council
 Solent Local Enterprise Partnership
 Solent Recreation Mitigation Partnership
 South Downs National Park Authority
 South Eastern Hampshire Clinical Commissioning Group
 West Sussex County Council
 Winchester City Council

Other Specific Consultation Bodies

British Gas
 British Marine Federation
 British Telecom
 Cable & Wireless
 Catholic Parish of Havant and Emsworth
 Chichester Harbour Conservancy
 Countryside Access Forum
 Denmead Parish Council
 Department for Environment, Food & Rural Affairs
 Department for Transport
 Department of Health
 Design Council

Other Specific Consultation Bodies contd.

Emsworth & District Services
 Fareham Borough Council
 First Hampshire and Dorset Ltd
 Fujitsu Telecommunications
 Gosport Borough Council
 Hampshire & Isle of Wight Wildlife Trust
 Hampshire Constabulary (Havant Area)
 Hampshire Fire & Rescue Services
 Hampshire Police Authority
 Health & Safety Executive
 Healthwatch Hampshire
 Home Builders Federation
 Horndean Parish Council
 Langstone Harbour Board
 Ministry of Defence Strategic Planning Team
 National Grid
 Natural England
 Network Rail
 NHS Property Services Ltd
 O2
 Partnership for Urban South Hampshire
 Planning Inspectorate
 Portsmouth Water PLC
 Rowlands Castle Parish Council
 Royal Mail Group Ltd
 Scotia Gas Networks
 Scottish & Southern Energy PLC
 South Central Ambulance Service
 South West Trains
 Southbourne Parish Council
 Southern Gas Networks
 Southern Water PLC
 Southwick and Widley Parish Council
 Sport England
 SSE
 Stagecoach Coastline Buses
 Stoughton Parish Council
 Sustrans
 Test Valley Borough Council
 The Queen's Harbour Master Portsmouth
 The Theatres Trust
 Virgin Media
 Vodafone

West Thorney Parish Council
Westbourne Parish Council

Other Infrastructure Providers

Emsworth Surgery
Forest End Surgery
Hayling Island Health Centre (Elms and Waterside Medical Practices)
Homewell Curlew Practice
Park Lane Medical Centre
Queenswood Surgery
Southampton Airport
Southbourne Surgery
Stakes Lodge Surgery
The Bosmere Medical Practice
The George and Dragon Surgery, Westbourne
The Village Practice
Waterbrook Medical Practice
Waterlooville Health Centre

Other Organisations

Age UK
Branches Childrens Centre
Broadmarsh Business Group
Campaign for Real Ale
Campaign to Protect Rural England
CIL Knowledge
Connexions
Countryside Alliance
Cowplain Evangelical Church
Crookhorn Lane Childrens Centre
Defence Land Agent - Southern Region
DTI (ETSU)
Education & Skills Funding Agency
Energy Saving Trust
English Province of Our Lady Charity
Equality & Human Rights Commission
Forestry Commission
Green Party (SE Hampshire)
Gypsy Council
Hampshire Business Environmental Forum
Hampshire Chamber of Commerce

Other Organisations contd.

Hampshire Probation Service
Havant Conservative Association
Havant Green Party
Havant Methodist Church
Havant Rugby Football Club
Havant Tourist Forum
Havant Youth Sailing Training
Hayling Health Society
Hayling Island Post Office
Irish Traveller Movement in Britain
Jehovah's Witnesses Circuit Planning Rep
Job Centre Plus
Lawn Tennis Association
Leigh Park Baptist Church
Leigh Park CAB
Leigh Park Community Forum
Living Waters Fellowship (Wecock Church)
Manor Trust Bedhampton
Mill Hill Childrens Centre
Ministry of Justice
National Farmers Union
National Federation of Gypsy Liaison Groups
National Federation of Sub Postmasters
National Offender Management Service
Open Spaces Society
Orchard Childrens Centre
Park Futures Childrens Centre
Park Youth Club
Planning Aid England
Portsmouth Diocese
Princes Foundation
Renewable UK
Road Haulage Association
Royal Yachting Association
Sacred Heart Church
Shelter
Skills and Employability Partnership Board
Small Steps Childrens Centre
Southern Tourist Board
Spire Healthcare
St Michaels & All Angels
Starfish Childrens Centre

Other Organisations contd.

Staunton Country Park
Stones Allotment Trust
The Bridge Centre
The Learning Centre
The Original Place
Tourism South East
War Memorials Trust
Wecock Youth Project
Wemsfest
Widbrook United Boys FC
Women's National Commission
WRVS

Residential Social Landlords

A2Dominion South Ltd
Abbeyfield Solent Society Ltd
Ability Housing Association
Advance Housing & Support Ltd
Atlantic Housing Association
Cosmopolitan Housing Association
Dimensions (UK) Ltd
Drum Housing Association
First Wessex HA
Guinness Hermitage HA
Hanover Housing Association
Havant Housing Association
Home Group Ltd
Housing 21
Hyde Housing Association
Knightstone Housing Association Ltd
Moat Homes Ltd
Places for People Homes Ltd
Portsmouth Housing Association (First Wessex)
Raglan Housing Association
Saxon Weald Homes Ltd
Southern Housing Group
Sovereign Housing Association
Swaythling Housing Society Ltd
Tenant Services Authority
Thames Valley Housing Association Ltd
The Abbeyfield Society

Schools and Colleges

Barncroft Infant School
Barncroft Junior School
Bidbury Infant School
Bidbury Junior School
Bosmere Junior School
Cowplain Community School
Cowplain School Youth Project
Crookhorn College of Technology
Emsworth Primary School
Fairfield Infant School
Front Lawn Infant School
Front Lawn Junior School
Glenhurst School
Glenwood School
Hart Plain Infant School
Hart Plain Junior School
Havant College
Hayling College
Hulbert Junior School
Meadowlands Infant School
Meadowlands Junior School
Mengham Infant School
Mengham Junior School
Mill Rythe Infant School
Mill Rythe Junior School
Morelands Primary School
Oaklands School
Padnell Infant School
Padnell Junior School
Park Community School
Purbrook Infant School
Purbrook Junior School
Purbrook Park School
Queens Inclosure Primary School
Rachel Madocks School
Riders Infant School
Riders Junior School
Riverside School
Sharps Copse Primary & Nursery School
South Downs College
St Albans Primary School
St James Primary School
St Peters Primary School

Schools and Colleges contd.

St Thomas More's Primary School
Stakes Hill Infant School
Staunton Park Community School
Trosnant Infant School
Trosnant Junior School
Waite End Primary School
Warblington School
Warren Park Primary School
Waterloo School

Voluntary Groups

Action for Children
Bedhampton Social Hall Community Association
Bedhampton Society
Bedhampton Society Environment Group
Big World Impact
Billy's Lake Conservation Project
Brockhampton Residents Association
Brook Meadow Conservation Group
Buzz Youth Club
CHAOS Support
Chichester Harbour Trust
Chidham Park Residents Association
Coastguard Lookout Residents Group
Community First Havant & East Hampshire
Cowplain Activity Centre Association
CPRE South Hampshire Group
Crookhorn Phoenix Community Association
Cycle Hayling
Cycling UK
Cyclists Tourist Club Right to Ride
Diocese of Portsmouth
Eastoke Community Association
Emsworth Business Association
Emsworth Flood Action Group
Emsworth Museum
Emsworth Neighbourhood Forum
Emsworth Ratepayers Association

Voluntary Groups contd.

Emsworth Residents Association
Emsworth Supporters of the Chichester Harbour AONB
Friends of Bidbury Mead
Friends of Emsworth Community Health
Friends of Hollybank Woods
Friends of Langstone Harbour
Friends of Nore Barn Woods
Friends, Families & Traveller Law Reform Project
Groundwork Solent
Hampshire and IOW Youth Options
Hampshire Buildings Preservation Trust
Hampshire Ethnic Minority & Traveller Achievement Service
Havant & District Horticultural Society
Havant Area Disability Access Group
Havant CAB
Havant Civic Society
Havant Conservation Action
Havant District Liaison Group
Havant Diversity Network
Havant Friends of the Earth
Havant History Group
Hayling Island Amateur Dramatic Society
Hayling Island Community Centre Association
Hayling Island Residents Association
HCCS Community Action
Hole in the Wall Group - Community Pottery
Home Group HA
Home-Start Havant
Horndean Road Safety Group
Langstone Village Association
Langstone Conservation Group
Leigh Park Community Association
Leigh Park Traders Association
Maisemore Gardens Ltd
Making Space
Manor Close Residents Association
Mengham Traders Association

Voluntary Groups contd.

MIND in Havant and East Hants
Motiv8
Music Fusion
Neighbourhood Watch (Havant,
Hayling, Emsworth, Leigh Park)
Neighbourhood Watch (Waterlooville)
Neighbourhood Watch for
Bedhampton Pink
North East Hayling Residents
Association
North Havant Residents Association
North Hill Bedhampton Residents
Association
Northney Residents Association
Nursery Road and Tulip Gardens
Residents Association
Off the Record
PADRA
Parchment Place Residents
Association
Park Families
Portsmouth Race Equality Network
Organisation
Protect Our Gaps
Purbrook and Widley Area Residents
Association
Ramblers Association
Ramsdale Environment Group
RSPB
Save Old Bedhampton Association
Sharps Copse Children's & Families
Centre
Showmen's Guild of Great Britain
Solent Forum

Voluntary Groups contd.

Solent Protection Society
South Hampshire's Unheard Voices
(SHUV)
South West Hayling Group
Southbourne Neighbourhood Plan
Team
Southern DAS
Sport Hampshire and IOW
Springwood Community Association
Springwood Community Partnership
The Havant Club
The Traveller Movement
Volunteer Supporters of the Hayling
Seaside Railway
Wade Court Residents Association
Warblington & Denvilles Residents
Association
Waterlooville & District Residents
Association
Waterlooville Area Community
Association
Waterlooville Business Association
Waterlooville Community Forum
Steering Group / PAWARA
Waterlooville Trust
Wecock Community Association
West Bedhampton Residents
Association
West Leigh Community Youth Centre
West of Horndean Road Residents
Group
Westbrook Hall Association
Wheatsheaf Trust
Wycherley

APPENDIX 2

Notifications Sent to Consultees by Email or Letter

From: Jewell, Linda

Sent: 09 January 2018 16:28

Subject: Fw: Havant Borough Local Plan 2036 and CIL Preliminary Draft Charging Schedule Consultations

Dear Consultee

As we have previously corresponded over the Havant Infrastructure Delivery Plan I am forwarding the notification below in case you have not otherwise received a copy.

The Draft Infrastructure Delivery Plan (IDP) supports both the Havant Borough Local Plan 2036 and the Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule which is also published for public consultation.

The Draft IDP can be viewed using either the link to the CIL Charging Schedule Review page (linked in the notice below) or from the Local Plan Evidence Base page - follow this link and scroll down to the Infrastructure heading:

<http://www.havant.gov.uk/localplan/evidence-base>

To submit any comments on the IDP, Local Plan or CIL Preliminary Draft Charging Schedule (by 16 February 2018) please follow the instructions on the Local Plan and CIL consultation pages.

Thank you

Kind regards

Linda Jewell

Planning Consultant

Planning Policy

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

PO9 2AX

Direct Line: 02392 446535

linda.jewell@havant.gov.uk

www.havant.gov.uk

Please note I shall be away from the office until 19 February 2018 but will periodically check my email account meanwhile.



Local Plan 2036

This email is to update you on the progress we are making on the Havant Borough Local Plan 2036. The Council has published a draft version of the Havant Borough Local Plan 2036 for public consultation.

The plan sets out a draft strategy to inform and guide the development of housing, commerce, infrastructure and community facilities up to 2036.

Building on the Local Plan Housing Statement which was adopted last year, the Draft Local Plan contains far more detail about what development is expected to provide including the necessary infrastructure. The Draft Local Plan also sets out how the impact of development on the Borough's built, natural and historic environment should be managed. We are keen to get your insight and feedback to further shape and refine the emerging plan.

The Draft Local Plan, together with a series of summary booklets, can be viewed at www.havant.gov.uk/localplan, as well as at the Public Service Plaza and all the libraries in the Borough.

We are also holding a series of public exhibitions throughout the consultation period.

These will give you the opportunity to find out more about what is proposed in the Draft Local Plan and discuss it with Council officers. **Please note** that all of the exhibitions will be the same and so if you cannot make the date for the one closest to you, please **feel free to come along to another one.**

Location	Date	Time
Havant and South Downs College, South Downs Campus, College Road, Crookhorn PO7 8AA	Monday 15th January	3pm – 7pm
Church of the Resurrection, Penrhyn Avenue, Farlington, PO6 2AP	Wednesday 17th January	3pm – 7pm
United Reformed Church, Hollow Lane, Hayling Island, PO11 9EY	Friday 26th January	3pm – 7pm
Meridian Shopping Centre, Elm Lane, Havant, PO9 1UN	Saturday 27th January	10am – 4pm
Emsworth Baptist Church, North Street, Emsworth, PO10 7BY	Tuesday 30th January	3pm – 7pm
Hayling Island Community Centre, Station Road, Hayling Island, PO11 0HB	Wednesday 31st January	3pm – 7pm
Havant Public Service Plaza, Civic Centre Road, Havant, PO9 2AX	Thursday 1st February	12pm – 7pm
Leigh Park Community Centre, Dunsbury Way, Leigh Park, PO9 5BG	Monday 5th February	3pm – 7pm
The Stride Centre, Daffodil Way, Denvilles, PO9 2FA	Friday 9th February	3pm – 7pm
Waterlooville Community Centre, 10 Maurepas Way, Waterlooville, PO7 7FA	Saturday 10th February	10am – 4pm

All feedback about the Draft Havant Borough Local Plan 2036 is welcomed. The easiest way to respond to the consultation is by completing the online survey which is available on the website at www.havant.gov.uk/localplan.

Please make sure comments are submitted no later than **16th February 2018**.

The Council is also reviewing its Community Infrastructure Levy (CIL) which sets charges that developers pay towards the cost of infrastructure. A new Preliminary Draft Charging Schedule has been published for consultation alongside the Draft Local Plan. Further information can be found at <http://www.havant.gov.uk/community-infrastructure-charging-schedule-review>.

If you have any further queries, you can contact the Planning Policy team by emailing policy.design@havant.gov.uk or calling 023 9244 6539.

Kind regards




The Planning Policy Team

If you would like to unsubscribe from Local Plan updates, please email or call the Planning Policy Team using the contact details above.





Questions?
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Public Service Plaza · Civic Centre Road · Havant · Hampshire, PO9 2AX



APPENDIX 3

Text Posted on CIL Charging Schedule Review Web Page

The current [CIL Charging Schedule](#) is being reviewed, as government guidance recommends that CIL charging regimes are reviewed at the same time as Local Plans.

On 18 December 2017, the Council's Cabinet approved the new CIL Preliminary Draft Charging Schedule for consultation, alongside the consultation on the Draft Havant Borough Local Plan 2036.

The consultation period for both runs from Monday 8 January 2018 until Friday 16 February 2018.

The CIL Preliminary Draft Charging Schedule can be found below:

- [CIL Preliminary Draft Charging Schedule](#) (pdf 619 kb)

To comment on the Preliminary Draft Charging Schedule, please send an email to CIL@havant.gov.uk between the above dates. The council would like you to consider the following questions when responding to the Preliminary Draft Charging Schedule and related evidence:

1. Do you agree with the assumptions and methodology used in the [Local Plan and CIL Viability Study prepared by the Dixon Searle Partnership \(November 2017\)](#)? If not, please provide appropriate and available evidence to support your view.
2. Do you agree with the assumptions and methodology used in the [Denvilles-Emsworth Masterplan Viability Appraisal prepared by GVA \(October 2017\)](#) (pdf 940 kb)? If not, please provide appropriate and available evidence to support your view.
3. Do the proposed charge rates, including those applied to the different residential charging zones, strike an appropriate balance between [funding infrastructure](#) (pdf 1.7 mb) and any potential effects on the viability of development? If not, please provide alternative appropriate evidence to support your view.
4. What approach should be taken for the Southleigh Strategic Sites identified in the Local Plan Strategy, when considering the delivery of infrastructure, CIL payments and / or S106 planning agreements?
5. No changes are proposed at this stage to the content of the [Council's Regulation 123 list](#) and the proposed balance between CIL and S106? Do you have any views on this? If so, please give reasoning with your answer.
6. Do you have any other comments on the Preliminary Draft Charging Schedule?
7. Do you have any other comments on the evidence base which supports the Preliminary Draft Charging Schedule? To comment on the Draft Local Plan 2036, please visit to the Local Plan 2036 webpage.

To comment on the Preliminary Draft Charging Schedule, please send an email to CIL@havant.gov.uk between Monday 8 January and Friday 16 February 2018.

To comment on the Draft Local Plan 2036, please visit the [Local Plan 2036 webpage](#).

APPENDIX 4

Comments on the Preliminary Draft Charging Schedule

[4 responses were received – recorded as 5 issues]

Respondent	Comments	HBC Proposed Response / Action
<p>Education and Skills Funding Agency</p>	<p>The housing growth planned for Havant borough will place additional pressure on social infrastructure such as education facilities. A need for a new 3FE primary school and multiple school expansions has been identified in the Infrastructure Delivery Plan (IDP). The timely delivery of these school places alongside phased development of housing will be critical to meeting education needs. The ESFA notes that a funding gap of ~£19M for primary education infrastructure is anticipated, demonstrating a clear need for developer contributions towards the costs of education provision.</p> <p>The ESFA supports the proposed exclusion of D1 uses from the list of development types that will be subject to a CIL charge. D1 development (more specifically state-funded schools) is an important type of supporting infrastructure, which commercial developments should help to fund. The Council's approach to charging zones and the nil rate applied to the Southleigh Strategic Site appear to strike an appropriate balance between optimising developer contributions and maintaining development viability.</p>	<p>This representation expresses support for the proposed charges which include education uses having £0 charge and the Southleigh Strategic Site also being zero rated.</p> <p>No change to the Preliminary Draft Charging Schedule is required.</p>

Respondent	Comments	HBC Proposed Response / Action
Education and Skills Funding Agency	<p>The ESFA notes that the current Regulation 123 list includes “provision of additional primary school places” in Leigh Park, indicating that Section 106 planning obligations will be used to fund education in all other locations. This approach to securing developer contributions is broadly supported, particularly as use of s106 to fund the school places required to support specific residential developments has the advantage of securing a clear and direct funding allocation from the developer for the required school place provision. In contrast, securing funding for schools through CIL may be less certain as there will be competition from other infrastructure priorities.</p>	<p>The approach to securing developer contributions is supported.</p> <p>No change to the R123 List is required.</p>
Hampshire County Council (Extra Care Housing)	<p>Support your draft policy on CIL charging for Extra Care Housing and agree that Extra Care Housing should be exempt from such CIL charges for residential housing. Extra Care Housing does contain a large amount of communal space (c35% of total footprint is not uncommon) and so to make a CIL charge on this space which does not yield a rent for the developer could be prohibitive to such developments in future.</p> <p>Also note the Government is currently consulting on a new ‘sheltered/extra care rent’ model to help stimulate further supply of such housing and at the same time recognise that rental levels for extra care housing may well require additional rates to reflect the development and running costs of such provision. Your CIL policy as proposed is consistent with these Government objectives too.</p>	<p>This representation expresses support for the proposed charges which include Extra Care Housing having £0 charge.</p> <p>No change to the Preliminary Draft Charging Schedule is required.</p>

Respondent	Comments	HBC Proposed Response / Action
Hampshire County Council	<p>Whilst CIL is now the primary mechanism for collecting funding from development to deliver necessary infrastructure, the County Council is concerned as to whether the levels of funding collected through CIL will adequately mitigate and support planned development in Havant. It is therefore important that, in order to maximise the opportunity to secure developer funding moving forward, the List is:</p> <ul style="list-style-type: none"> • Specific and targeted; • Transparent and provides certainty for developers; • Strengthens the position of the Highway Authority; and • Ensures the timely delivery of key infrastructure. <p>The County Council is concerned that the use of the exclusion policy in regards to Transport does not deliver the clarity and transparency that should be expected in a R123 list. The experience of County Council officers to date is that the use of exclusions merely causes further uncertainty and leads to protracted negotiations which delay the planning process and increase costs. The Highway Authority's position would be strengthened if the List was more explicit about which specific transport schemes are intended to be funded through CIL. This would avoid a situation whereby the Borough is granting permission for schemes without the certainty that transport mitigation can be delivered. Such an approach would ensure that all other highways improvements can be delivered through the use of section 106 and 278.</p>	<p>Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded by CIL. Infrastructure types or projects listed in that document will not be secured through planning obligations. This is to ensure there is no duplication between CIL and planning obligations secured through s106 agreements in funding the same infrastructure projects – to prevent a developer being charged twice for the same infrastructure.</p> <p>The R123 list sets out those infrastructure projects that Havant Borough Council may wholly or partly fund by the CIL. The inclusion of projects in this list does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL.</p> <p>The inclusion of specific schemes on the R123 list would prevent S106 being collected for those schemes and their inclusion on the list would not guarantee that CIL would be spent on them, given the other demands and requests that are submitted through the annual CIL Spending Bids process.</p> <p>The R123 List has been reviewed and no change to it in response to this comment is proposed. The list clarifies that the generic category</p>

Respondent	Comments	HBC Proposed Response / Action
		excludes site specific matters needed to mitigate the impact of the development and to make it acceptable in planning terms.
<p>NHS South Eastern Hampshire and Fareham and Gosport Clinical Commissioning Groups</p>	<p>In order to meet the additional demand on health services that new housing will bring, Clinical Commissioning Groups would wish to apply for s106 or CIL Contributions on individual schemes on behalf of local GP practices, to enable targeted infrastructure improvements for existing local practices to ensure that quality of service is not compromised.</p> <p>Whilst the Department of Health funds population growth on a retrospective per head basis, this forms part of the allocation of funding which the CCG receives annually. Infrastructure to support health services is not budgeted as part of the allocation given to CCGs. The financial responsibility for NHS Estate lies with each NHS Commissioner and South Eastern Hampshire CCG is responsible for the rental costs of all NHS provider properties within its locality, apart from dental services which remain the responsibility of NHS England.</p> <p>Funding for acute and community provider estate is provided for through the contracts held with each provider organisation, and are funded as part of individual service allocations.</p> <p>The funding stream for primary care estate is slightly different in that the CCG will pay the actual rental costs of the individual properties based on an independent district</p>	<p>Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded by CIL. Infrastructure types or projects listed in that document will not be secured through planning obligations. This is to ensure there is no duplication between CIL and planning obligations secured through s106 agreements in funding the same infrastructure projects – to prevent a developer being charged twice for the same infrastructure.</p> <p>The R123 list sets out those infrastructure projects that Havant Borough Council may wholly or partly fund by the CIL. The inclusion of projects in this list does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL.</p> <p>The inclusion of health infrastructure on the R123 list would prevent S106 being collected for health infrastructure and inclusion on the list would not guarantee that CIL would be spend on this, given the other demands and requests that are submitted through the annual CIL Spending Bids process. If an item such as health infrastructure is not included in the R123 List this doesn't prevent</p>

Respondent	Comments	HBC Proposed Response / Action
	<p>valuation of each property. Where properties are owned by practices this becomes a notional rate; however, the rent reimbursement process is the same and set independently.</p> <p>Capital funding for health infrastructure in the NHS is incredibly scarce and difficult to secure, therefore obtaining funding through planning obligations is critical to meet the needs of the healthcare infrastructure which is and will be required to meet demand for services. To achieve this, the Council is requested to amend its CIL Regulation 123 List in order to secure developer contributions through future planning obligations. If the CIL Regulation 123 List is amended, South Eastern Hampshire CCG would be consulted on planning applications relating to developments of 30 dwellings or more.</p> <p>We request that Officers consider that a change should be made to the current CIL Regulation 123 List to enable healthcare requirements to be considered.</p>	<p>the Council from allocating CIL funds to it following a bid made through the annual process in accordance with the Council's adopted Spending Protocol.</p> <p>Although the South Eastern Hampshire CCG is regularly consulted on matters related to planning policy, the CCG is not currently on the list of consultees for planning applications. Inclusion of health infrastructure on the R123 List would not change this although it would be possible, if the CCG wishes to be consulted on planning applications, for the organisation to be added as a consultee on 'major' applications which includes housing proposals for 10 or more dwellings.</p> <p>The R123 List has been reviewed and no change to it in response to this comment is proposed.</p>

APPENDIX 5

Comments Submitted on the Draft Havant Borough Local Plan 2036 making reference to the CIL

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
E7 High Quality New Homes	New policies do not take into account the costs of delivery including buying the site, paying for the plans and reports required, submitting Pre-App and Planning forms, CIL and SDRMP, which are also impacted by space standards.	Space standards have been taken into account in considering CIL charging rates. The Local Plan and CIL Viability Study (November 2017) states in paragraph 2.2.9 <i>“The national space standards have been included in the modelling for this viability assessment as a standard assumption.”</i> In paragraph 3.6.2 the study findings indicate the scope to support the use of the standard across all new dwellings and in paragraph 3.6.3 the authors of the study state, <i>“this base assumption typically has only a very small negative impact on viability.”</i>
E14 Coastal Change	Areas not appropriate for development could be utilised to expand habitats such as salt marsh for the benefit of other developed or developable areas, potentially funded by developer CIL.	Refers to how CIL funding could be spent on expanding coastal habitats. This is a decision for the Borough Council as part of the process in accordance with the adopted Spending Protocol and doesn't affect the charging rates.
H2 Affordable Housing	Reduce CIL or Planning Fees for Affordable Homes as an incentive for developers.	Affordable housing is already exempt from CIL charges.
H2 Affordable	The 40% target for Emsworth, as set out in the Emsworth	The Local Plan and CIL Viability Study tested a

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
Housing	Neighbourhood Plan Pre-Submission draft prepared by the Emsworth Forum, should not apply as it would further undermine viability of schemes already contributing to the Havant Community Infrastructure Levy.	range of affordable housing thresholds in combination with potential CIL charging rates and other likely policy and development costs. Overall the Study authors consider that an affordable housing policy headline target applying to schemes of 11 or more dwellings and seeking not more than 30% is likely to be workable in striving to secure an optimal level of affordable homes provision in the majority of cases with a lower policy target of 20% for town centre development.
H9 Coldharbour Farm	Clarification is requested that any contribution towards a flood alleviation scheme referred to in part c) of the policy designed to benefit a wider area will be secured via the Community Infrastructure Levy.	<p>There is an expectation that flood alleviation would be designed as part of the development and dealt with on site. If off-site works are required these would usually be secured via a S106 planning obligation.</p> <p>The spending of CIL funds is not linked to the development that the charge is collected from. The allocation of CIL funds is a decision for the Borough Council as part of the process in accordance with the adopted Spending Protocol and doesn't affect the charging rates.</p>
IN1	The Council must ensure that any infrastructure improvements sought are directly related to the development and meet the CIL regulations. The CIL 123 list should be updated as required.	Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations for infrastructure that will be funded by CIL. Infrastructure types or projects listed in that document will not be secured through

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
		<p>planning obligations. This is to ensure there is no duplication between CIL and planning obligations secured through s106 agreements in funding the same infrastructure projects – to prevent a developer being charged twice for the same infrastructure.</p> <p>The R123 list sets out those infrastructure projects that Havant Borough Council may be wholly or partly funded by the CIL. The inclusion of projects in this list does not signify a commitment from the Council to fund all the projects listed, or the entirety of any one project through CIL.</p> <p>The R123 List has been reviewed and changes are proposed.</p>
Infrastructure Delivery Plan	In the event that the development goes ahead in accordance with the proposals in the draft HBC Local Plan 2036, the Emsworth Neighbourhood Plan Forum would expect that Emsworth would receive its share of CIL monies to be produced from the various developments in Emsworth.	This is a decision for the Borough Council as part of the process in accordance with the adopted Spending Protocol and doesn't affect the charging rates.
Infrastructure Delivery Plan	I hope CIL money will be used for Hayling & not just go in to Havant coffers! Footpaths are needed down to the ferry along with buses. If you are going to remove Funlands you need to provide something for all ages to enjoy not	This is a decision for the Borough Council as part of the process in accordance with the adopted Spending Protocol and doesn't affect the charging rates.

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
	just watersport enthusiasts, how about a bowling alley for the young people to use? Decent cafes for people to shelter in when the weather is inclement would be useful.	
Infrastructure Delivery Plan	CIL money gathered from developers on Hayling should be spent on Hayling. Specifically, if CIL is part of a development involving more housing then it should be spent on the infrastructure of the island which directly improves access on and off the island. The Council has a duty to ensure that any development does not have an adverse effect on existing residents. Currently CIL is spent on cosmetic changes and not on infrastructure.	This is a decision for the Borough Council as part of the process in accordance with the adopted Spending Protocol and doesn't affect the charging rates.
Viability Study	With respect to the provision of specialist accommodation for older and vulnerable residents, we note that the Viability Study infers that Use Class C2 care homes and extra care schemes were assessed on the basis that they (as a result of their Use Class) would not benefit from a 'zero' CIL charge and would not be liable for affordable housing contributions. However, to create certainty and reduce the potential for unforeseen viability issues, we recommend that the different status of Use Class C2 developments (with regard to required contributions) is set out explicitly within the wording of proposed Policies H2 and H4, and their supporting text. With respect to retirement living or sheltered housing schemes, which fall into Use Class C3, our client is concerned that the weight of the proposed affordable housing contributions could render such schemes unviable. In this respect, it is	<p>The Viability Study (November 2017) in paragraph 3.10.56 does note that Care Homes (nursing homes) when tested did return a range of positive results. However due to the sensitivity to values assumptions and / or development costs increasing, the Study in Figure 9 Brief Overview, including CIL Observations, suggests for Use Class C2 Care Homes that these be nil-rated (£0/sq.m).</p> <p>The Viability Study in Figure 9 Brief Overview, including CIL Observations, indicates that existing charging rates, as indexed, are appropriate for all forms of Use Class C3 residential development, including those for the elderly – retirement / sheltered accommodation. The text in paragraphs</p>

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
	<p>notable that the Viability Study finds that even up-market schemes (in high-value locations within the Borough) are only marginally viable when a 20 percent tariff is sought. It is relevant that schemes of this nature, where they fall within Use Class C3 (and are not considered to be 'extra care'), would also be liable to make CIL payments. In order to reduce the likelihood of future viability issues and Section 78 Appeals, we would recommend that differentiated CIL rates or affordable housing tariffs are considered for specialist forms of accommodation.</p>	<p>3.10.59 explains market provided sheltered housing or similar developments although may include much larger proportions of communal space they typically achieve premium sales values, having higher densities and reduced external works. Paragraph 3.10.60 goes on to say that these developments are part of the wide spectrum of market housing and site-specific viability appraisals at the planning application stage have the ability to consider affordable housing contributions and other aspects of individual schemes at that stage.</p> <p>The Draft Charging Schedule does not refer to specific Use Classes. It sets out charges for 'residential' but specifically excludes 'extra care housing'.</p> <p>It should be noted that, affordable housing of whatever type – including sheltered housing within C3 and care/nursing homes with C2 are exempt from CIL charges in any case.</p> <p>However, as the Viability Study notes within paragraph 3.10.62 there is potential for a wide range of formats of accommodation for the elderly. It is generally accepted that care / nursing</p>

Local Plan Policy Reference or Evidence Document	Comments	HBC Proposed Response / Action
		<p>homes where the occupants are residents but the primary function and reason for the development is the provision of care (personal care and nutrition, with or without nursing care) falls within C2. It should be noted that this type of accommodation is not exclusive to the elderly and is also provided for younger persons, or children, who have limited mental or physical capacity.</p> <p>The difficulty occurs where the boundary between C2 and C3 is blurred with an 'extra care scheme' that is primarily residential but where varying degrees of support may be additionally available.</p> <p>The charging schedule, and/or Developer Contributions Guide, should therefore make clear with definitions what is chargeable and what is exempt. The Developer Contributions Guide currently includes at paragraph 2.07, <i>"Extra care housing should allow occupants to live independently, with accommodation typically having its own front door, kitchen and sitting room. However, care and support is also available and can be accessed progressively by people as their needs increase."</i></p>