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by email

Enquiries to: Jacqueline Boulter
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My reference: 01/HBC/DCS/response
Your reference: 01/HBC/DCS
Date: 28 July 2021

Dear Mr Seaman

HAVANT BOROUGH COUNCIL COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE EXAMINATION

I write in response to your letter dated 19 July 2021. The answers to your questions are set out below. For ease for other interested parties I have repeated your question in **bold** above each response.

1. Can the Council please summarise how it has complied with the legislative requirements set out in the Act and Regulations*, particularly Regulation 16, clarifying the specific details of its consultation activities (when, how and with whom)? *Planning Act 2008 and Community Infrastructure Levy Regulations 2012 (as amended)

In compliance with the Regulations and the Act, the Council made available at its principal offices at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX (Regulation 16(1)(a)), and on its website (Regulation 16(1)(b)):

- The Draft Charging Schedule (as well as the Preliminary Draft Charging Schedule for context)
- The relevant evidence (the Local Plan & CIL Viability Study and the IDP (2019))
- A Statement of Representation Procedure (Regulation 16(2))

The Council sent an alert to all subscribers to the Council's planning policy updates, notifying interested parties of all the consultations taking place in February 2019, which included the CIL Draft Charging Schedule. A copy of this mailout was also sent to all the statutory consultation bodies (Regulation 16(1)(c)). The mailouts included links to the CIL Charging Schedule consultation webpage, which contained the prescribed documents.

Finally, a notice was placed in the Hampshire Independent, setting out the fact that the draft charging schedule and relevant evidence were available for inspection and where

they could be inspected, as well as the setting out representation procedure (Regulation 16(1)(d)).

The Appendix to this letter contains evidence of the relevant notifications and notices referred to above:

- a) The Statement of Representations Procedure
- b) Copy of the CIL webpage as at February 2019
- c) Mailout sent to all subscribers to the Council's planning policy updates and statutory consultees
- d) Notice in the Hampshire Independent, dated 1 February 2019

2. Can the Council please confirm that the assumptions underpinning the Viability Study with regard to affordable housing revenues has had due regard to the NPPF definition of affordable housing, including Starter Homes?

The Council confirms that its viability study has had due regard to the NPPF definition of affordable housing. The assessment has not, however, sought to individually assess the various affordable housing types within the definition of Annex 2 of the NPPF, and thus Starter Homes have not been considered specifically.

Paragraphs 2.8.22 and 2.8.23 of the Viability Study set out how the question of Starter Homes has been taken into account, and why this type has not been specifically allowed for in the viability study.

The NPPF, while acknowledging Starter Homes through the definition in Annex 2, does not specifically expect this type to be provided, instead referring to a requirement for 10% affordable home ownership (Paragraph 64 NPPF 2019; Paragraph 65 as of July 2021).

The study was also mindful of paragraph 63 of the Framework, which expects planning policies to specify the type of affordable housing required locally, applying the definition in Annex 2 to the Framework. The assumptions in relation to affordable housing in the Viability Study are then based on the Council's emerging policy on affordable housing. The policy in turn has been informed by an assessment of need for different types of affordable homes locally. This has resulted in a policy seeking 30% affordable housing, with 66% affordable rented and 33% shared ownership accommodation (see Policy H2 (p.183) of the Submission Local Plan 2021, available as CD01 at www.havant.gov.uk/examination-library). Starter Homes are acknowledged as a potential alternative to shared ownership where appropriate (paragraph 6.21), however, this form of housing has to date never been provided by any developer in Havant, and is considered unlikely to come forward in the future.

'Appendix I: Assumptions Summary' of the Viability Study, submitted as part of this examination and available at www.havant.gov.uk/local-plan-and-cil-viability-study confirms in the note on its first page that the study reflects the affordable housing split in the emerging policy.

The Council is therefore content that the Viability Study has had due regard to the definition of affordable housing in the NPPF and has fully considered those elements that are relevant to local circumstances.

3. Can the Council please supply its current Infrastructure Funding Statement and confirm that there are no additional/updated evidence sources of which I should be aware of?

The Council's CIL monitoring information, including the 2020 Infrastructure Funding Statement can be found at www.havant.gov.uk/cil-s106.

I can confirm that the Council does not consider there to be any additional or updated evidence sources beyond those already submitted and the answers contained within this letter. However, the Council remains committed to providing any additional information you may require to assist with your examination of the charging schedule.

I can also confirm that the Council's CIL examination web page www.havant.gov.uk/cil-charging-schedule-review-examination has been updated to include your letter and a copy of this response. The Council will add any further documents and updates that may arise during the course of the examination.

I trust this answers your questions. Please do come back to me should anything require further clarification.

Best wishes

Jacqueline Boulter

J. Boulter

Principal Planning Officer