

**East Hampshire District Council Community Infrastructure Levy Draft Charging Schedule Stage 2
Consultation Representations and Responses**

| Ref. | Name of Respondent | Key areas of Representation All representations must be read in full, key areas are identified below to assist. | Council's Response | Amendments recommended |
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| 1 | McCarthy and Stone Retirement Lifestyles Ltd. | Impact of CIL on sheltered development, withdraws objection | Noted | None |
| 2 | Kevin Scott Consultancy | Rate of CIL too high compared to nearby authorities especially in northern area | Noted, CIL levels are based on viability assessment which is the driver for the levels set in the DCS. Alton will be reviewed but otherwise NFA | Assess Alton VP level and amend charge rate if required. |
| 3 | The Theatres Trust | Support setting NIL rate for theatres | Noted | None |
| 4 | English Heritage | Support the use of CIL to fund historic building renovation. Would not wish for CIL to preclude the beneficial reuse of historic buildings | Noted, no further action needed | None |
| 5 | Farringdon Parish Council | Concerned at difference between EHDC and SDNP CIL rates | Noted | None |
| 6 | Sport England | Wish for IDP and EHDC generally to get in to dialogue regarding sports provision in EH outside Whitehill Bordon | Noted | Add Whitehill Bordon IDP to draft district wide IDP when available |
| 7 | Thames Water | CIL should not be levied on Water Authority Infrastructure Could CIL be used to fund drainage infrastructure | Noted | None |
| 8 | Highways Agency | No comments on DCS | Noted | None |
| 9 | Whitehill Town Council | Whitehill and Bordon should have a lower CIL rate for hotels | Noted | Will review CIL rate for Hotels outside the CIL Island area in the Whitehill Bordon regeneration area |
| 10 | Hampshire County Council | Raise a range of issues regarding IDP updates and Reg 123 List | These matters will be addressed prior to examination submission. | No changes required to Reg 123 list and IDP |

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| 11 | Alton Town Council | <p>Would like a CIL presentation</p> <p>No general Comment</p> <p>Are concerned that with smaller sites (10 and under) now being exempt from contributions and affordable housing this may impact on viability and infrastructure provision</p> | <p>Noted, a presentation will be made ASAP.</p> <p>CIL rates are being reviewed in Alton and smaller sites will be reassessed across the District in response to this concern to see if a separate rate should be charged for smaller sites of 10 or less dwellings</p> | <p>Reassess Alton</p> <p>Assess impact of AH and contributions being withdrawn from residential sites of 10 or less</p> |
| 12 | Southern Water | No comments on CIL, have comments on IDP | The IDP is under continual review, these comments will be included in the IDP review later in 2015. | |
| 13 | SGN | General CIL comments | Noted | NFA needed |
| 14 | Hallam Land Management Ltd | <p>CIL assessment must be based on viability, respondents concerned that CIL viability assessment has not followed guidance and regulation.</p> <p>Northern parishes disproportionately high</p> <p>No exceptional circumstances relief, payments in kind and low cost market housing relief</p> | <p>CIL rates have been set against viability evidence, Alton rates will be subject to further review. CIL viability has in the Council's view followed good practice.</p> <p>The Council will consider a Payment in Kind policy.</p> | <p>Review Alton rates.</p> <p>Produce a Payments in Kind Policy for submission in response to this representation.</p> |
| 15 | Environment Agency | No comment | Noted | NFA |
| 16 | WYG | <p>There is a disparity between Havant at £80 psm and the southern Parishes at £100 psm.</p> <p>The Reg 123 list excludes payments in kind in lieu of CIL</p> | <p>The CIL level has been set in accordance with up to date viability indicators which will be rechecked before submission for examination.</p> <p>There is an expectation that a portion of CIL will be used to fund education projects if needed, there will not be a separate payment made through the planning process. Wording will be clarified to reflect this position.</p> | <p>Check Southern Parishes CIL level and amend if appropriate.</p> <p>Amend Reg 123 list text to reflect an understanding of this concern.</p> |
| 17 | Gladman Developments | General CIL comments | Noted | No change |

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| 18 | Natural England | It is not clear from the Reg 1234 List where funding will be collected for loss of biodiversity where required | This matters falls outside CIL and S106 agreement and it will be for the Planning Authority to produce a separate methodology for collection. | No change needed |
| 19 | Councillor Shepherd | <p>Concerned that Southern Parishes CIL rate is too low.</p> <p>CIL rate should be the same as S106 rates not lower as proposed, reference Education contributions as an example.</p> <p>Current S106 rates not deterring developer interest therefore must be acceptable.</p> <p>Rate of £180 psm considered appropriate.</p> <p>Should be no low cost market housing relief.</p> <p>CIL should increase year on year in accordance with an agreed process.</p> | <p>The southern parishes CIL rate has been set in accordance with regulation and guidance based on Viability parameters. A buffer is included in accordance with guidance so that in most cases development will not be impeded. The CIL level has been set in accordance with up to date viability indicators which will be rechecked before submission for examination</p> <p>Current S106 negotiations are based on site-by-site viability assessment, the basis for CIL is to provide greater certainty of charges.</p> <p>The CIL rate of £100 psm is the maximum the Council should charge from a viability point of view.</p> <p>No relief is proposed top cover low cost market housing</p> <p>There will be a mechanism in place to allow CIL rates to rise in accordance with an appropriate index.</p> | <p>Check Southern Parishes CIL level and amend if appropriate.</p> <p>No change.</p> <p>See above, CIL level will be checked.</p> <p>No change</p> <p>Mechanism will be explained regarding indexation of CIL.</p> |

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| 20 | Defence Infrastructure Organisation | <p>There are confusing references (Green Town/ EcoTown etc) which must be clarified.</p> <p>DIO supports zero residential CIL in the strategic allocation area.</p> <p>The zero CIL area does not follow the W&B SAA area JCS Map 4.</p> <p>There is no evidence to substantiate why differing CIL charges apply to different parts of the W&B SAA. DIO objects to differential rates in the SAA.</p> <p>There should be zero CIL applied to retail and hotel development in the SAA.</p> <p>DIO is concerned that the IDP does not contain information regarding infrastructure requirements of the SAA</p> | <p>This matter requires clarification in terms of terminology and amendments will be made to the DCS prior to submission.</p> <p>Noted.</p> <p>The zero CIL zone follows the 4 main planning application envisaged within the W&B SAA area. If the whole SAA were zoned then pooling would occur if more than 5 applications were submitted. For this reason the 4 main applications form the zero CIL zone. The 5th application site is not clear.</p> <p>For this reason the zero CIL zone does not follow the SAA. Inevitably therefore outside the Zero CIL zone a charge will need to be made as those developments will not be governed by S106 negotiations. As an In Kind policy will be submitted to the Council for approval prior to submission this may allow in kind contributions to infrastructure outside the Zero CIL zone but inside the SAA.</p> <p>It is the intention that Hotels and Retail developments should be zero CIL within the zero CIL zone, however there will be a charge within the SAA.</p> <p>The major application submitted just prior to the end of December 2014 did not contain information which would allow the IDP to be attached to the draft district wide IDP. The W&B IDP will be attached when appropriate.</p> | <p>Clarify terminology.</p> <p>More clearly describe the reasoning behind the boundaries of the Zero CIL zone and why it differs from the W&B SAA boundary.</p> <p>See above</p> <p>Clarify in the DCS prior to submission.</p> <p>Noted.</p> |
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| 21 | Cala Homes, Crest Nicholson and Persimmon Homes (Savills) | <p>Concern at level of CIL (up to £180 psm) particularly if the Alton Sports Centre contribution is added.</p> <p>Query whether the IDP is appropriate in place of the Reg 123 List.</p> <p>House price data and build cost analysis is not accurate.</p> <p>CIL rate along with the affordable housing requirement S in the JCS will render some schemes unviable.</p> <p>No buffer is evident in setting AH and CIL rates.</p> <p>There are a number of queries within the Viability report which require clarification.</p> <p>There is no Instalments policy.</p> <p>Given a lack of 5 years supply CIL set too high will further impede the delivery of housing.</p> <p>Clarification is needed via an SPD to show how CIL will sit alongside S106 requirements</p> <p>Would welcome a meeting to discuss these matters.</p> | <p>A significant number of concerns have been considered in the DCS which moves forward from the PDCS consultation. The matters in the representation will be covered in the Adams Integra Further Addendum report which will support the CIL Submission.</p> <p>An instalments policy will be drafted in response to this and other concerns regarding the need for such a policy.</p> <p>EH has a 5 year supply of housing. However a buffer between what could be charged and the proposed charging levels mean that most development will be able to deliver the CIL rate and other requirements of planning policy.</p> <p>The Council envisage that outside the Zero CIL zone S106 contributions will largely be replaced by CIL other than on site mitigation and contributions in lieu. The Alton Sports Centre contribution will NOT be charged when CIL is adopted.</p> <p>Adams Integra and EH will meet with Savills to discuss.</p> | Amendments will be made to DCS, IDP etc only of required by the review being undertaken regarding viability. |
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| 22 | Martin Grant Homes & Persimmon South Coast (Turley Economics) | <p>Do not consider that the residential charging rates have been set in accordance with the regulations</p> <p>Concern over the benchmarks used in formulating the viability model.</p> <p>Benchmarks are artificially low and hence overstate viability.</p> <p>Alton should not be placed within VP4, therefore the charging rate is too high.</p> <p>There is no evidence that the CIL rate has been robustly and transparently assessed,</p> <p>The Alton Sports Centre contribution has not been factored in to the costs of development; the imposition of this contribution has a significant impact on viability.</p> <p>Build costs and professional fees have been underestimated.</p> <p>The presence of and explanation of the buffer needs to be clear and transparent.</p> <p>An Instalment Policy is needed.</p> <p>Exceptional circumstances relief is needed regarding Low cost market housing</p> <p>A Land and infrastructure in kind policy should be in place.</p> <p>The Reg 123 list requires contribution towards the Alton Sport Centre.</p> | <p>To be reassessed and position reaffirmed on all the points registered by the respondents regarding the viability evidence.</p> <p>The Alton Sports Centre contribution will NOT be charged once CIL is adopted.</p> <p>An Instalments Policy will be adopted alongside the CIL Charging Schedule.</p> <p>ECR for LCMH is not proposed at this stage.</p> <p>Land and infrastructure in kind contributions may be allowed in exceptional circumstances.</p> <p>See above. CIL may contribute towards the ASC but not a separate contribution as at present.</p> | Amendments will be made to DCS, IDP etc only if required by the review being undertaken regarding viability |
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