

## APPENDIX G

October 2017



### Advice note

#### Construction and Demolition Management Plans: updated Implementation Support Contribution levels

In April 2016 a formal charge was introduced to support the review and approval of Construction Management Plans (CMPs) and the ongoing monitoring of approved CMPs. This Implementation Support Contribution is secured as part of Section 106 agreements and applies to all development schemes that are required to provide a CMP.

Paragraph 2.27 of Camden Planning Guidance 8 Planning Obligations states:

*"The Council will take the implementation costs of any obligations into account and will expect there to be a neutral impact on Council expenditure and resources. Obligations may need to include fees or associated costs for delivery of obligations where such costs fall to the Council."*

#### Standard charging rate: £61.50 charge for officer time per hour (including VAT).

The £61.50 hourly rate will allow the Council to set charges that address the specific impacts and issues of each development scheme. However, indicative standard charges per development type are set out below to provide an indication of the levels of charges that can be expected. Applicants will be advised where the fee will be different to the rates indicated below, as determined by site-specific circumstances.

From 9<sup>th</sup> October 2017, following a review of the officer time required to review CMPs and monitor their implementation, the following indicative charging rates will now be used as a guide:

#### Implementation Support Contribution: indicative charging rates from 9<sup>th</sup> October 2017

Scale/type of construction	Indicative charge
<b>Low impact sites / small developments</b> <ul style="list-style-type: none"><li>Under 10 homes or 2,000 sqm other uses</li><li>Up to 16 weeks of construction</li></ul>	£3,136
<b>Medium impact sites/ medium size developments</b> <ul style="list-style-type: none"><li>Basements/ 10-50 homes, 2000-4999sqm other use</li><li>From 16 - 50 weeks of construction</li></ul>	£7,564.5
<b>High impact sites / large developments</b> <ul style="list-style-type: none"><li>50-499 homes/ 5,000-9,999sqm other uses</li><li>50 weeks plus of construction</li></ul>	£22,816

In determining whether a bespoke fee will be needed (as opposed to the indicative charging rates above), the following factors will be considered:

- Potential cumulative impacts
- Particularly large sites involving greater levels of construction
- Schemes that include basements and other significant excavation
- Proximity to sensitive receptors (e.g. residents, schools)
- Highly constrained sites (e.g. access)
- Whether a development involved significant amounts of demolition
- Likely complaints follow up requirements based on opposition to the scheme during the planning process
- Likelihood of complaints due to building method e.g. piling.