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Daniel Hawes  
Hart District Council  
Harlington Way,  
Fleet, Hampshire  
GU51 4AE

Enquiries to	Neil Massie	My reference	HCC Response HDC CIL
Direct Line	[REDACTED]	Your reference	CIL Charging Schedule
Date	07 January 2022	Email	[REDACTED]

**For the attention of Daniel Hawes**

Dear Daniel,

The County Council supports the approach that the District Council has adopted in setting out its Charging Schedule whereby only developments of fewer than 400 houses and sites smaller than 10 hectares will be CIL liable. This approach will enable the County Council to continue to secure site specific infrastructure for the larger developments directly through planning obligations, thereby providing the certainty that mitigation will be secured and delivered in a timely manner in order to make development acceptable in planning terms.

However, the County Council has some technical concerns regarding the provision of off-site infrastructure that will be delivered using CIL monies collected. In order to be in a position to support a planning application, the County Council will need to be satisfied that there is an appropriate mechanism in place to ensure that CIL funds are secured to support these smaller developments and provide the necessary mitigation in relation to transport and education infrastructure.

The Local Education Authority (LEA) would recommend that education infrastructure be dealt with solely by way of planning obligations rather than CIL, as the former provides certainty that the mitigation required to make the development acceptable in planning terms is secured. The LEA will require a contribution to help deliver the additional school places arising from new development, through delivery of new schools or expansion of existing schools, to mitigate the impact of both standalone smaller developments, and also critically the cumulative impact of multiple smaller developments under the 400 dwellings threshold. If the District Council is minded to include school places in the infrastructure intended to be funded by CIL, the LEA will

**Director of Economy, Transport and Environment**  
Stuart Jarvis BSc DipTP FCIHT MRTPI

need to be satisfied that the impact of the development upon school places is properly mitigated at the point at which planning permission is issued.

It is important to note from the Local Highway Authority (LHA) perspective that development of fewer than 400 dwellings may require highway improvements to make the development acceptable in planning terms. Such improvements will need to be secured by planning condition or obligation and delivered by the developer by way of a section 278 agreement, regardless of any CIL requirements. The LHA would also need to be satisfied that the wider impact of developments fewer than 400 homes on highways and transport is mitigated at the point at which planning permission is issued.

The County Council considers affordable housing to be an important issue and it is pleased to note that affordable housing (including affordable extra care) will be secured on site and through a section 106 planning obligation.

The County Council notes that Page 23 provides some useful definitions. The first refers to affordable within the definition, yet the second definition does not:

***Housing for older people:*** this includes what was referred to in the SHMA as 'sheltered' and 'enhanced sheltered'. These terms included but did not distinguish between for rent and for sale tenure distinctions. In addition, the term 'enhanced sheltered' is now used by very few social landlords. Housing for older people includes:

- Older people's housing for social/affordable rent, e.g. contemporary 'sheltered' housing.
- Older people's housing for sale, (typically referred to as retirement housing).

***Housing for older people with care:*** this mirrors the term 'extra care housing' used in the SHMA, but it does not distinguish between for rent and for sale tenure distinctions. In the private market, the term 'extra care housing' is almost never used, this term being used primarily by social landlords. Housing with care includes:

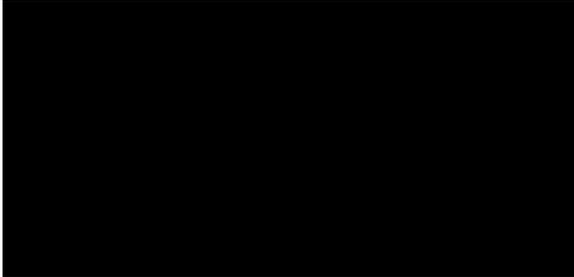
- Extra care housing for rent.
- Housing with care for sale/shared ownership. These are sometimes referred to as retirement villages (where it may or may not have an onsite care home).

The County Council recommends that the second definition (Housing for older people with care) be amended to include affordable within it for consistency (suggested text could be affordable/social rent or affordable shared ownership) so there is a clear read across to appendix 1 of the document.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact my colleague Neil Massie on 0370 779 2113 who is providing a coordinating role for the County Council on this project.

I trust that these comments are of assistance to you. If you wish to discuss any of the comments raised, please do not hesitate to contact my colleague Neil Massie on 0370 779 2113 who is providing a coordinating role for the County Council on this project.

Yours sincerely,



Stuart Jarvis  
Director of Economy, Transport and Environment