

Hart Community Infrastructure Levy (CIL)
Consultation on a Preliminary Draft Charging Schedule
5th November 2021 to 17th December 2021



Response Form

Hart District Council is preparing a Community Infrastructure Levy. Comments are invited on a Preliminary Draft Charging Schedule and the supporting evidence. All the consultation documents are available at <https://www.hart.gov.uk/community-infrastructure-levy>

Please return comments by email to planningpolicy@hart.gov.uk or by post to Hart District Council, Civic Offices, Harlington Way, Fleet, GU51 4AE

Deadline: 5pm on Friday 17th December 2021

Part A – Personal Details

Please provide your details as anonymous comments cannot be accepted. By responding to this consultation you are providing consent for your personal data to be collected by Hart District Council in line with terms set out in the [CIL Privacy Notice](#). Please also read the [Confidentiality Statement](#). Consultation responses will be published, but only the name, and where relevant, the organisation name, will be published with the comments. No personal contact details will be published.

	Personal details (if applicable)*	Agent's Details (if applicable)*
First Name	Tom	
Last Name	Elliott	
Organisation (where relevant)	St Edward Homes Limited	
Address	[REDACTED]	
Postcode	[REDACTED]	
Email	[REDACTED]	

*If an agent is appointed, please complete only the Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Part B – Representations

The Council is consulting on:

- Preliminary Draft Charging Schedule (setting out the proposed CIL rates)

You may also comment on the supporting evidence base:

- CIL Viability Assessment September 2021
- Hart Infrastructure Delivery Plan Update October 2021
- Infrastructure Funding Gap Assessment October 2021

Your Comments

Preliminary Draft Charging Schedule

St Edward Homes Limited (SEHL) are supportive of Hart District Council's (HDC) preparation of the CIL Preliminary Draft Charging Schedule and welcome this opportunity to provide comments.

Our focus has been our current masterplan development at Hartland Village, and we fully support the proposed zero rating for the development in the draft schedule.

As stated within the CIL Viability Assessment document Hartland Village is a brownfield site, which already has planning permission and has a Section 106 (S106) package in place.

SEHL agree that strategically important sites such as Hartland Village have already mitigated their impact through the existing S106 agreement and HDC are fully justified addressing the site separately within the CIL charging schedule.

This approach is supported by the Planning Practice Guidance which sets out at Ref: ID: 25-026-20190901 (<https://www.gov.uk/guidance/community-infrastructure-levy>)

“Can authorities set different rates for strategic sites?”

Differential rates for geographic zones can be used across a charging authority's area. Authorities may wish to align zonal rates for strategic development sites. Viability guidance sets out the importance of considering the specific circumstances of strategic sites”

The guidance goes on to say:

Charging authorities may want to consider how zonal rates can ensure that the levy compliments plan policies for strategic sites. This may include setting specific rates for strategic sites that reflect the land value uplift their development creates. Low or zero rates may be appropriate where plan policies require significant

contributions towards housing or infrastructure through planning obligations and this is evidenced by an assessment of viability.”

SEHL request that a plan indicating the boundary of Hartland Village is included within the CIL Charging Schedule to ensure that there is no ambiguity around the definition of Hartland Village and the zone to be zero rated.

SEHL would like to draw attention to a number of corrections that are required within the supporting documentation.

CIL Viability Assessment

Paragraph 6.12 of the CIL Viability Document states what the S106 package includes. There is some ambiguity whether the total package or just the transport improvements total equates to £4m. SEHL would like to point out this statement is misleading as the total S106 package equated to over £35.6m (pre-indexation), with £2.58m to Highways.

Hart Infrastructure Delivery Plan

Section 7 Fleet – Education Table: ED3 – states a 3FE primary school, however the site will deliver a 2FE Primary School which has the ability to be upgraded to a 2.5FE if required.

Additionally, Section 2 Church Crookham makes reference to £2.02m secured by Watery Lane will be spent on ED3 (Hartland Village Primary School). SEHL do not believe this is correct.

Section 7 Fleet – Green Infrastructure Table: GIS2 – states the On-site SANG will be delivered by the 1,453 dwelling of Hartland Village. The S106 Agreement (as amended) references 110th Dwelling.

Please continue on a separate sheet if necessary or append your response

Date: 13/01/22