

# **Haringey Council Agents' Forum**

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**7<sup>th</sup> March 2012**

# Agenda

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- Community Infrastructure Levy (CIL)
- Local Development Framework

## *Refreshments*

- Building Regulations Update
- Pre-Application Planning Advice
- Any Other Business & Future Forums

# Community Infrastructure Levy

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Eveleen Riordan & Paul Smith

# What is CIL?

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- A charge or levy on new net additional floor area to contribute towards infrastructure required as part of new development in the borough.
- CIL replaces the S106 tariff, although S106 will continue to be used for over 10 units of housing and anything that is site specific e.g. a new access road
- CIL is not negotiable and collecting it is an administrative process.

# What does CIL mean?

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- CIL creates a more certain funding stream to allow LAs to plan effectively and provides developers with more upfront certainty about how much money they will be expected to contribute
- In contrast s106 must be clearly linked to any additional infrastructure demand caused by specific development – leaving it uncertain and vulnerable to appeal
- CIL severs this link and the levy goes into a central council pot and we spend it according to the needs identified in our CIP to support borough growth

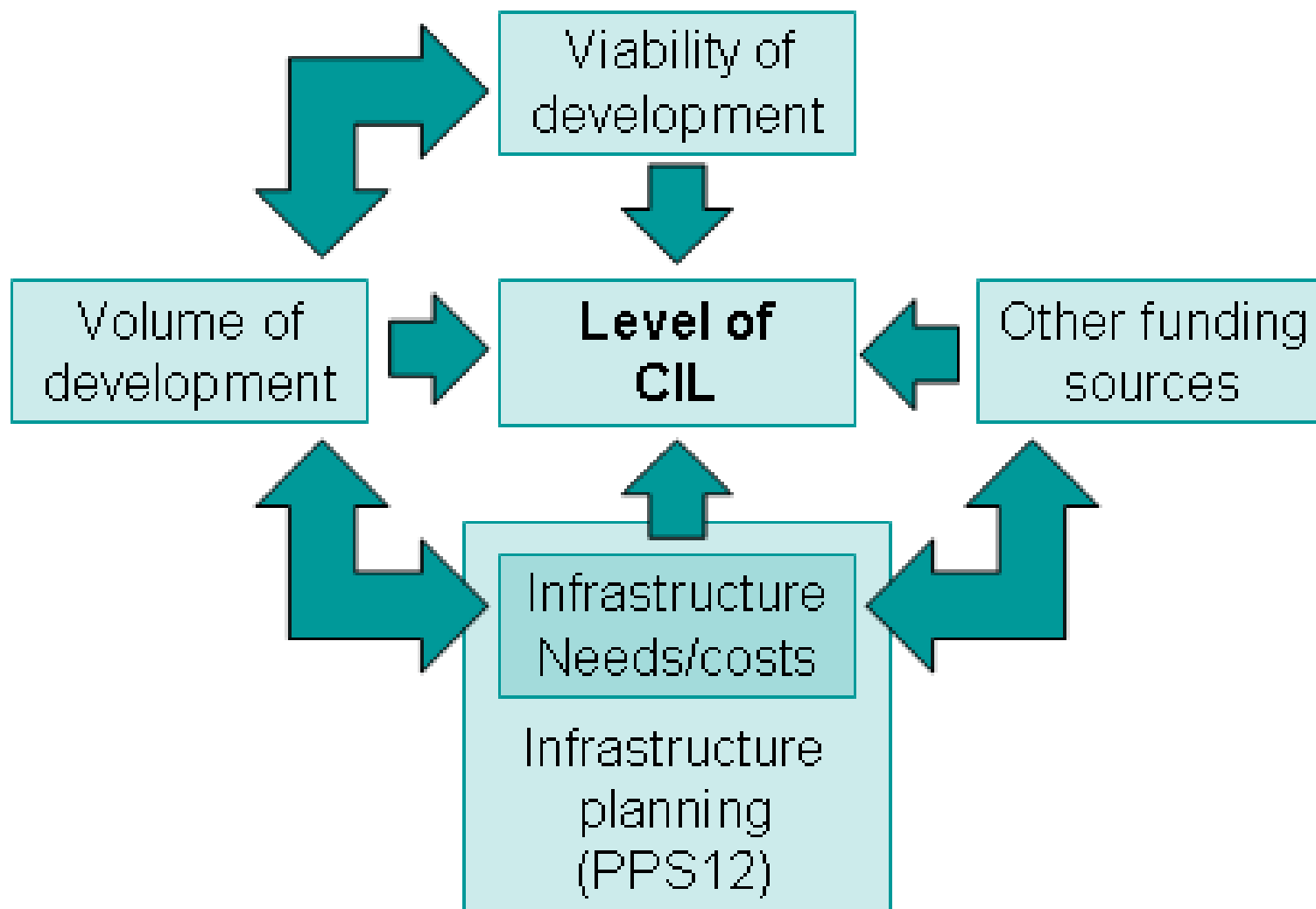
# Amended Regs 2011

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Changes to CIL were made in November 2011 Regs including –

- 1) Allowing discretionary use of CIL for affordable housing (on site or in lieu of)
- 2) Making any Mayoral Development Corporation its own CA
- 3) Requiring LAs to negotiate with neighbourhoods on how a “meaningful proportion” of the levy should be spent locally

## Matters to take into account in setting CIL



# Striking the appropriate balance

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between

- The desirability of funding the infrastructure gap to support the development of the area from CIL; and
- The potential effects (taken as a whole) of the imposition of CIL upon the economic viability of development across the area.





# Progress on Haringey CIL

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- Planning Policy are working with consultants BNP Paribas to produce a draft charging schedule for the borough's CIL.
- We will consult on the draft schedule, amend it where appropriate, report to members and submit the draft schedule for an EiP with an independent inspector – estimated time period for this is 12 months.

# Progress on Haringey CIL

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- We are aiming to consult on the draft charging schedule in the middle of 2012
- We are aiming to submit for EiP in the second half of 2012
- We hope to begin charging in early 2013
- We await the Inspector's CS report before we progress the CIL charging schedule (due April 2012)

# Mayoral CIL

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- To be introduced 1 April 2012
- This will apply for all liable developments granted planning permission on or after this date
- Needed to raise £300m towards the development of Crossrail
- Haringey is a Collecting Authority for the Mayor's CIL and is in zone 2 = £35 a square metre
- Officers are currently working towards ensuring that all the appropriate systems are in place, ready to collect the Mayoral CIL from 1 April 2012.

# The CIL Process

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When validating an application we ask that you submit a 'determining whether a CIL is liable' form if the application includes **Chargeable Development**.

*Please note that an application that includes chargeable development may be invalid if this form is not submitted with the application.*

This form identifies the total GIA of new build and of any demolition. Helping us to calculate the CIL correctly.

The Liability Notice is issued with the Decision Notice, this states the levy that will be due and who is liable to pay it.

# What is Chargeable Development?

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- Development over 100m<sup>2</sup> of gross internal floorspace
- Any new dwelling (even under 100m<sup>2</sup>)
- Demolition – where buildings are demolished to make way for new buildings, the charge will be based on the floorspace of new buildings less the demolished floorspace, provided the buildings were in lawful use prior to demolition

# Exemptions and Relief

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The following types of development will usually be exempt from the payment of the Mayoral CIL:

- **Health and Education** uses which are both zero rated in the Mayor's draft Charging Schedule;
- **Social Housing** provided by local Housing Authority, registered social landlord or registered provider of social housing and shared ownership housing subject to the specific provisions of the CIL Regulations;
- **Charities** where the development will be used for charitable purposes
- Structures or buildings that people only enter for the purpose of inspecting or maintaining fixed plant or machinery

# CIL Process continued

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- Before development commences the person(s) who will pay CIL should serve an **Assumption of Liability Notice** on the Council. If no notice is served the liability defaults to the landowners and surcharges may apply.
- The developer must serve a **Commencement Notice** on the Council once construction begins. This is the trigger for the Council to serve a **Demand Notice** for the amount of CIL.
- The CIL will then be liable for payment within 60 days unless the Mayor introduces a instalments policy (but this may only be for developments that attract a CIL liability in excess of £500,000).
- If there is no Commencement Notice and the development starts, penalties apply and CIL is payable immediately.

# Further Information



- Haringey Website: [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)
- Read the CIL regulations, guidance useful FAQs on the PAS and DCLG websites:

[www.pas.gov.uk](http://www.pas.gov.uk)

[www.communities.gov.uk](http://www.communities.gov.uk)

## Any Questions?



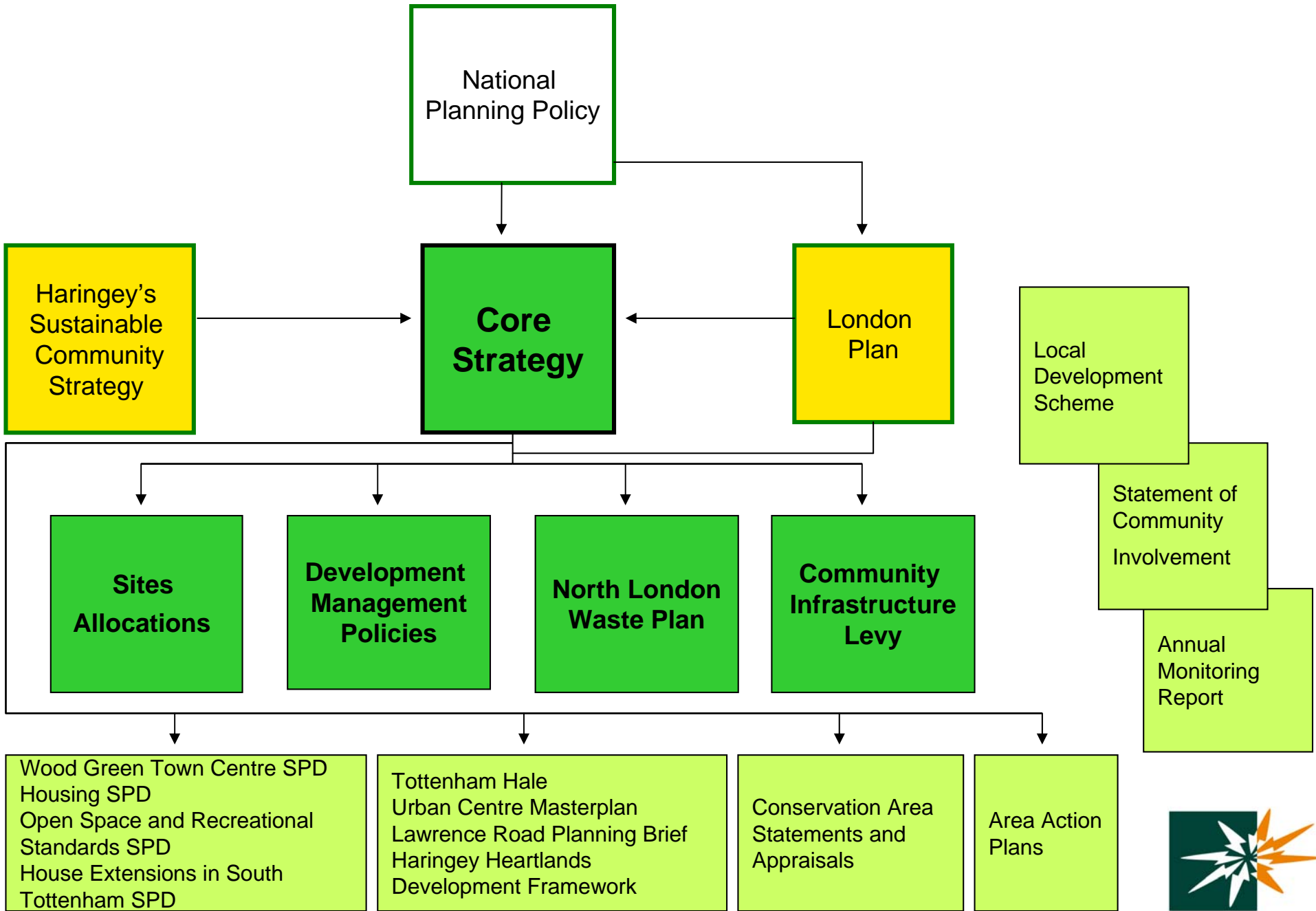
# Local Development Framework

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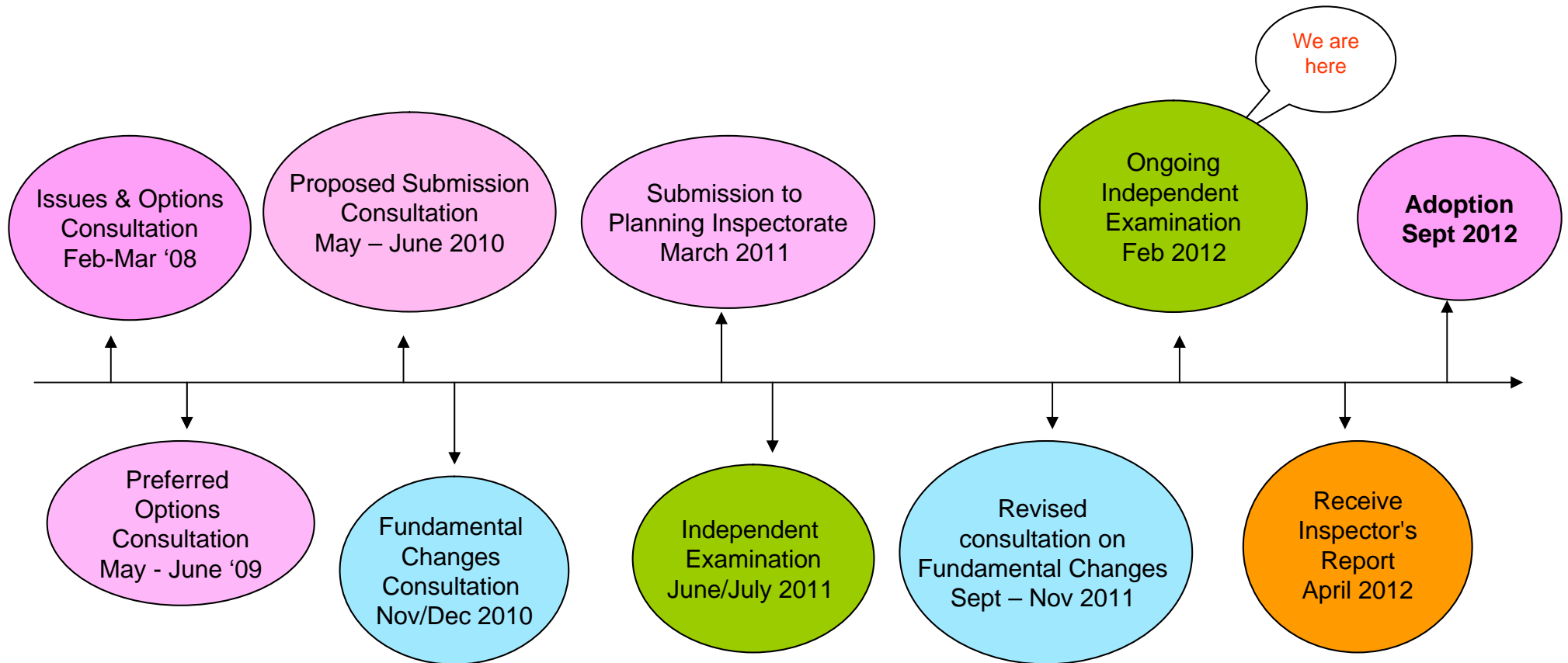
Ciara Whelehan

Planning Policy

Development Plan Documents  
Other LDF Documents



# Core Strategy progress so far ...



# Other LDF documents

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- Development Management DPD
- Site Allocations DPD
- North London Waste Plan
- Community Infrastructure Levy

# Development Management DPD

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- Informal consultation on DM DPD Summer 2012
- Formal consultation on DM DPD early 2013
- Examination June 2013
- Adoption of DM DPD Oct 2013

# Site Allocations DPD

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- Informal consultation on Sites DPD November 2012
- Formal consultation on Sites DPD April 2013
- Examination Oct 2013
- Adoption of Sites DPD early 2014

# North London Waste Plan

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## Current stage

- Submission to Planning Inspectorate 28<sup>th</sup> February 2012
- Public consultation on supporting documents 28<sup>th</sup> Feb - 24<sup>th</sup> May 2012

## Next stage

- Pre-hearing Meeting April 2012
- Hearing June 2012
- Inspector's report October 2012
- Adoption Jan 2013

# Contact Us

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- LDF website  
[www.haringey.gov.uk/local development framework](http://www.haringey.gov.uk/local-development-framework)
- LDF email [ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk)
- Planning Policy Team, 6<sup>th</sup> Floor River Park House,  
London, N22 8HQ  
020 8489 1479



# Refreshments

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Please reconvene in 10 minutes



Please do not bring food or drinks into the Council Chamber, thank you.

# Building Regulations Update

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Bob McIver

Head of Building Control

# Haringey Building Control

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Bob McIver – Head of Building Control

[www.haringey.gov.uk/buildingcontrol/](http://www.haringey.gov.uk/buildingcontrol/)

[Building.control@haringey.gov.uk](mailto:Building.control@haringey.gov.uk)

- Proposed changes to the Building Regulations
- New Charges



# Changes to the Regulations

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The Government have issued its consultation on Building Control that includes the widely awaited 2013 changes to Part L of the Building Regulations.

The proposed 2013 changes take the next step towards the 2016 zero carbon standard for homes by tightening the carbon dioxide targets for new buildings and introducing specific energy efficiency targets for new homes.

The government are still targeting all new dwellings to be 'zero carbon' by 2016. In order to achieve this, the building regulations between now and this date need to improve the building standards quickly and significantly.



# Changes to the Regulations

The consultation document consists of four sections:

**Section One** - Changes to technical details (invites comments on specific consultation proposals relating to radon protection, Changing Places toilets, domestic security, structural safety (Eurocodes), fire safety, the use of Access Statements, the rationalisation of Parts M, K and N, and revising the Approved Document supporting Regulation 7);

**Section Two** - Increasing the energy efficiency of buildings (invites comments relating to changes to Part L and associated guidance to raise the energy performance standards for new and existing buildings, and introduce new requirements relating to works carried out in existing buildings, including domestic extensions and window or boiler replacements);



# Changes to the Regulations

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**Section Three** - Electrical safety in homes (outlines the options considered in the review of Part P and outlines a proposal for reducing the costs of complying with Part P; and

**Section Four** - Changes to the Building Control system (sets out proposals which aim to improve the efficiency of the building control system by reducing burdens, improving compliance with the Building Regulations and encouraging industry to take greater responsibility for their actions).

The consultation is currently open and responses can be provided up until 27 April 2012, other than the proposals related to the Green Deal where responses have been requested by 27 March 2012.



# New Fees and Charges

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Our current fee schedules have been in place since October 2010.

We are proposing to increase our fees from 2 April 2012, but at the same time we are looking to revise/simplify the fee schedules.

Our initial thoughts are to reduce/amend the number of standard fee types in Schedule A and revert back to the 'old way' based upon the estimated cost of works.

We will be publishing the proposals in the next two weeks on our website and we will forward the revised schedules to you electronically.



# Thank you

# Questions?

Bob McIver

[www.haringey.gov.uk/buildingcontrol/](http://www.haringey.gov.uk/buildingcontrol/)  
[Building.control@haringey.gov.uk](mailto:Building.control@haringey.gov.uk)



# **Pre-Application Planning Advice**

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**Paul Smith**

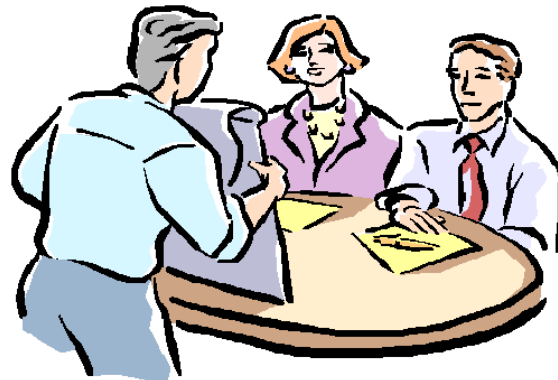
**Head of Development Management  
and Planning Enforcement**

# Pre-Application Planning Advice

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## Pre-application Planning Advice and Confidentiality

- The Council is currently producing a protocol on how we deal with requests for Freedom of Information made regarding the provision pre-application planning advice.
- The service routinely receive requests for information associated with the planning process and more recently with the pre-application process under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004.
- Subject to certain exemptions, we are obliged to provide this information, although personal contact details are protected under the Data Protection Act.



# Pre-Application Planning Advice

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- If an exemption from disclosure of information is requested it **must be in written form**, (*we may amend our PAPA application form to include this*) and will also require the following information:
  - What type of exemption is required, for example if it is commercially sensitive, confidential or may prejudice the effective conduct of public affairs;
  - Reasons why the information provided as part of pre-application planning advice process should not be disclosed;
  - For what period of time the information will not be disclosed. In most cases the exemption should not apply beyond the validation of a planning application.
- Apart from these exemptions any other recorded information resulting from these pre-application discussions is very likely to be disclosable.

# Pre-Application Planning Advice

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## Pre-application Consultation and Localism

- Developers have always been encouraged to start discussions with Councillors and the community before an application is submitted.
- The Localism Act also makes the requirement that:
  - To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments.
- We already strongly encourage and facilitate member and community engagement in large scale developments at the pre-application stage, this is currently achieved through Development Management Forums and Member Site Visits but the onus is on the developer to get the community and relevant Councillors involved at an early stage to give local people a chance to comment when there is still genuine scope to make changes to proposals.

# Pre-Application Planning Advice

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Any questions?



# Any Other Business

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# Ideas for future sessions

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For the next Agents Forum we would like to talk about **Localism and the National Planning Policy Framework** and update you on the development of our **CIL charging schedule**

It is proposed that the next forum will take place in **September/October 2012**

If you have any ideas for future agents forums. Please don't hesitate to get in touch in any of the following ways:

- **Email:** [planningcustomercare@haringey.gov.uk](mailto:planningcustomercare@haringey.gov.uk)
- **Address:** Planning, Regeneration and Economy  
Level 6, River Park House  
225 High Road,  
Wood Green  
London  
N22 8HQ

# Evaluation

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We hope you enjoyed the session.

Please take a few moments to complete the evaluation form before you leave.

This will help us to improve future forums.