

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 9th 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 9th October 2017

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

October 2017

Application of Implementation Support Contribution

Where a proposed scheme includes demolition, Construction Management Plans are required to address the proposed approach to demolition as well as construction works. Where a two-stage process is specified in the S106 (a Demolition Management Plan to be followed by a Construction Management Plan), a single support contribution will be sought, covering the overall costs involved in supporting the implementation of these obligations.

The CMP Implementation Support Contribution will be used to fund the specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

Considerate Constructors - Construction Logistics and Community Safety

While Camden uses the CMP process to ensure that the impacts of construction are addressed in terms of transport and environmental health, the wider road safety impacts of construction also need to be considered. Construction Logistics and Community Safety (CLOCS) is an initiative that brings the construction logistics industry together to revolutionise the management of work related road risk and ensure a road safety culture is embedded across the industry.

As a CLOCS champion, Camden will expect developers to sign up for enhanced CCS registration to include CLOCS monitoring in addition to Camden's CMP Implementation Support Contribution.

More information on CLOCS and enhanced CCS registration is available via [this link](#).