

Advice note

Construction and Demolition Management Plans: Implementation Support Contribution levels 2021

In April 2016 a charge was introduced to support the review and approval of Construction Management Plans (CMPs) and the ongoing monitoring of approved CMPs and this has been applied to many developments in the last 5 years. 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 which is set out in section 5.5 of the Camden Planning Guidance (CPG) on Amenity.

Also the CPG on Developer Contributions sets out at in para 6.15 that separate fees may be negotiated through section 106 agreements where they are:

considered necessary in planning terms and directly related to development where further costs of technical verification, inspection and ongoing supervision are likely to be incurred as a direct result of a particular development. Examples of obligations which may necessitate a contribution for implementation include construction management plans and basement construction plans.

Standard charges for different types of development are set out in the table below which will normally be sought from most developments. However where additional work is required to mitigate impacts due to the specific circumstances of a development or the constraints of a site this will be charged at **£127 per hour of the officer time (including VAT).**

Implementation Support Contribution: indicative charging rates from 1st January 2023

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 	£4,075.60
<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 	£9,927.46
<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 	£29,943.14

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)

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- 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.

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](#).