

# LONDON BOROUGH OF CROYDON

<b>REPORT:</b>	<b>STREETS AND ENVIRONMENT SUB-COMMITTEE</b>
<b>DATE OF DECISION</b>	<b>30 January 2024</b>
<b>REPORT TITLE:</b>	<b>Local Development Scheme Projects and Infrastructure Funding Statement Update (not including the Local Plan Review)</b>
<b>CORPORATE DIRECTOR / DIRECTOR:</b>	<b>Nick Hibberd, Corporate Director of Sustainable Communities, Regeneration &amp; Economic Recovery</b> <b>Heather Cheesbrough, Director of Planning &amp; Sustainable Regeneration</b>
<b>LEAD OFFICER:</b>	<b>Julia Dawe - Plan Making Team Leader - Spatial Planning, Growth Zone and Regeneration</b> <b>Steve Dennington – Service Head for Spatial Planning, Growth Zone and Regeneration</b> <b>Email: <a href="mailto:Julia.dawe@croydon.gov.uk">Julia.dawe@croydon.gov.uk</a></b> <b><a href="mailto:Steve.Dennington@croydon.gov.uk">Steve.Dennington@croydon.gov.uk</a></b>
<b>LEAD MEMBER:</b>	<b>Cllr Jeet Bains, Cabinet member for Planning and Regeneration</b>
<b>AUTHORITY TO TAKE DECISION:</b>	<b>N/A</b>
<b>CONTAINS EXEMPT INFORMATION?</b>	<b>No</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

## 1 SUMMARY OF REPORT

- 1.1** This report sets out to update members of the Street and Environment Sub-Committee of the progress of projects set out in the Council approved Local Development Scheme (LDS) (other than the on-going Local Plan Review) together with a summary of the 2022/23 Infrastructure Funding Statement (IFS).

### **Local Development Scheme (LDS)**

- 1.2** The LDS a public project plan which communicates the expected timetable for future changes to the Development Plan i.e. The Croydon Local Plan Review and other work streams that are a part of the Local Development Framework and planning policy framework for the Borough. These include timetables to produce Conservation Area Management Plans, the Community Infrastructure Levy Charging Schedule, Statement of Community Involvement and the Householder and Residential Extensions Supplementary Planning Document.

- 1.3 Following the election of the Executive Mayor there was a pause in the work on the Local Plan Review and a need to include certain changes that are in the Mayor's Business Plan 2022-2026, most notably the removal of the existing and previously proposed intensification areas. For this reason, a new LDS timetable was produced and approved by Cabinet on 31 March 2023 that sets out an updated programme for the Local Plan Review and the other work streams listed above.
- 1.4 Members will be aware that work has been on-going in terms of the Local Plan Review, which is a statutory function and important in terms of the borough having an up-to-date Development Plan in place for planning applications to be determined.
- 1.5 Members of this Committee considered the progress of the Local Plan Review at the meeting held on the 1 November 2023 and welcomed the inclusion of the Green Grid and Local Green Spaces in the Local Plan Review and recommended "that Blue Corridors (watercourses and natural ponds) were explicitly referenced and considered in this area of work." This has subsequently been addressed and is now included in the Local Plan Review.

### **Infrastructure Funding Statement (IFS)**

- 1.6 The Annual Infrastructure Funding Statement primarily indicates the amount of borough Community Infrastructure Levy and financial contributions collected through Section 106 and Unilateral Undertakings and assigned in 2022/2023.
- 1.7 It is a statutory requirement under s216 of the Planning Act 2008 and Regulation 121A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 to prepare an Annual Infrastructure Funding Statement for the 2022/23 financial year, and to publish this statement no later than the 31 December 2023.

## **2 RECOMMENDATIONS**

- 2.1 For the reasons set out in the report, the Streets and Environment Sub-Committee is recommended:
  1. To note this report in terms of the timings for projects set out in the Council's Local Development Scheme; and,
  2. To note the content of this report regarding the Infrastructure Funding Statement 2022/23 and the Infrastructure Funding Statement itself.

## **3 BACKGROUND AND DETAILS**

### **The Local Development Scheme**

- 3.1 A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other

matters) the development plan documents (i.e., local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are encouraged to include details of other documents which form (or will form) part of the development plan for the area. The Local Development Scheme must be published and made publicly available.

**3.2** The latest LDS was approved by Cabinet on the 31 March 2023 and as previously set out above was required following the pause in the Local Plan Review until after the election of the Executive Mayor. As well as the Local Plan Review the LDS sets out the timetable for a number of other supporting documents as follows:

- Community Infrastructure Levy Charging Schedule Review
- Planning Obligations Supplementary Planning Document (SPD)
- Householder and Residential Extensions SPD
- Conservation Area Appraisal and Management Plans (CAAMP)
  - Webb Estate and Upper Woodcote Village Conservation Area Appraisal and Management Plan

The LDS sets out the status of each of the documents i.e., whether it is a Development Plan Document or a Supplementary Planning Document, the Geographical coverage i.e., the whole of the Borough or part, the subject matter of the document and who is preparing the document i.e., just the Council or in partnership with other bodies.

**3.3** Whilst work has commenced on all of the documents listed in paragraph 3.2 above, priority has been given to progressing the Local Plan Review. As a result, the timetable for completion of the documents in the current LDS is challenged, but priority has been given to completion of the Householder and Residential Extensions SPD, the CIL Charging Schedule and the Webb Estate and Upper Woodcote Village Conservation Area Appraisal and Management Plan. It is envisaged that revised timetables will be prepared once the Local Plan Review has been submitted to the Secretary of State for examination, anticipated to be during the summer of 2024.

#### Community Infrastructure Levy Charging Schedule Review

**3.3** The CIL Charging Schedule is being reviewed on the instruction of the Mayor and is to be taken forward as a priority. The Mayor's Business Plan 2022-2026 sets out the priorities which can be funded through CIL, supporting infrastructure provision throughout the borough. Consultants were appointed and have commenced the review and are gathering evidence to inform the production a draft Charging Schedule.

#### Planning Obligations Supplementary Planning Document (SPD)

**3.4** The Council currently has non-statutory guidance published in November 2019 which sets out the relationship between monies collected through the Community Infrastructure Levy and contributions collected through planning obligations (Section 106 agreements). The guidance contains the formulas used for calculating the

contributions required for certain types of development. The collection of contributions through Sections 106 agreements should be guided through an approach that is transparent and is better able to be defended if this has been through a statutory preparation and adoption process such as a Supplementary Planning Document. Work on this has commenced but is currently on hold until the Local Plan Review has been completed.

#### Householder and Residential Extensions SPD

- 3.5** The purpose of this SPD is to provide planning guidance on the policies in the Local Plan related to the development of householder proposals and residential extensions. The document is intended as a guide as to best practice in terms of design and construction, and whilst no general guidance will cover every situation, the intention is to set out and show potentially acceptable solutions. Work on preparing the draft SPD has reached the internal circulation milestone. These comments are currently being analysed and further work will be carried out as a matter of priority once the review of the Local Plan is submitted to the Secretary of State.

#### Conservation Area Appraisal and Management Plans (CAAMP's)

- 3.6** A CAAMP's is proposed for the Webb Estate and the Upper Woodcote Village Conservation Areas in the first instance, followed by the Bradmore Green Conservation Area. Appraisals of the Conservation Areas will be undertaken in the first instance which will identify the special qualities of the Conservation Area and the current condition and threats. This will be followed by the Management Plan which will address the issues raised in the Appraisal and provide area specific development guidelines to supplement those provided in Croydon's Conservation Area General Guidance. Potential enhancement schemes will also be explored.
- 3.7** Work has commenced on the review of the Webb Estate and the Upper Woodcote Village Conservation Areas CAAMP. An online survey was carried out between 26 June and 7 August 2023 followed by a "Walk and Talk Tour" on 18 October 2023. All feedback is now being analysed and a draft CAAMP will be prepared which will be published for public consultation at the beginning of July 2024. At the current time no work has commenced on the Broadmore Green Conservation Area CAAMP.

#### Statement of Community Involvement

- 3.8** The Statement of Community Involvement (SCI) is a document that explains the process by which a local authority involves the community and other stakeholders in two key processes that affect the spatial development of an area: the formulation of the Local Plan and the consideration of planning applications. Legislation requires the SCI to be updated every five years. The current SCI was adopted 21 January 2019. It has been reviewed to ensure it meets any national regulations, the needs of the community and our corporate objectives. A public consultation on a revised version of the SCI will take place for 6 weeks. Once the consultation period is complete, responses are analysed and consideration given to what changes may be needed to the draft SCI then this will be adopted.

## **The Infrastructure Funding Statement (IFS)**

**3.9** The IFS for the financial year 2022-2023 was published on the 31 December 2023 as required under s216 of the Planning Act 2008 and Regulation 121A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

**3.10 The IFS is required to:**

- set out how much CIL was unspent from previous financial years, raised in the last financial year, or spent/allocated in 2022/23;
- include a report about planning obligations secured under s106 of the Town and Country Planning Act 1990 (as amended) that sets out how much was raised in financial terms through planning obligations in the previous financial year, what infrastructure was funded during the previous financial year, and how much money remains available to support further infrastructure in future years; and
- contain details of affordable housing and school places secured through planning obligations under s106 of the Town and Country Planning Act 1990 (as amended) during the last financial year.

**3.11** The statement sets out the following in terms of the Community Infrastructure Levy:

- a) A total of £6,654,255 was received from April 2022- March 2023.
- b) A total of £5,323,404 of CIL (not including the Local Meaningful Proportion) was unspent at the start of 2022/23.
- c) During 2022/23, £6,400,000 of Borough CIL was spent on the projects and infrastructure types on the Council's Infrastructure List and borough's capital programme, which supports to mitigate the impact of development outlined in the Local Plan 2018 and reduces the council's borrowing to support the borough's capital programme.
- d) A total of £957,582 was spent under the CIL Local Meaningful Proportion.
- e) During 2022/23 a total of £394,622 of CIL was spent on administration of the Borough's CIL charging authority function.

**3.12** The statement sets out the following in terms of planning obligations secured under s106 of the Town and Country Planning Act 1990 (as amended):

- a) A total of money under any planning obligations which was received prior 2022/23 which has not been allocated is £4,418,550.29
- b) A total of £24,944.51 of money secured under s106 agreements was allocated to specific projects during 2022/23 but has not yet been spent.
- c) During 2022/23 a total of £1,242,187 of money secured under s106 agreements was spent on specific projects across the borough.
- d) 115 new affordable homes were secured through s106 agreements in 2022/23.
- e) A total of £4,910,582.99 was received from developers in 2022/23 who had previously entered into a s106 agreement with the council.

**3.13** A copy of the IFS is appended to this report.

## **4 APPENDICES**

### **4.1 Appendix A - Infrastructure Funding Statement 2022-23**