

Local Plan

Authority's Monitoring Report

MONITORING OF PLANNING OBLIGATIONS & COMMUNITY INFRASTRUCTURE LEVY

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2014/15.

March 2016

Local Plan - Authority's Monitoring Report

Monitoring of planning obligations & Community Infrastructure Levy

**Financial year 2013/14
&
Financial year 2014/15**

1. Introduction

- 1.1.1 This document is the first in a series of documents which make up the Council's Authority's Monitoring Report (AMR) 2014/15. It is a statutory duty to produce an AMR (previously known as the Annual Monitoring Report). In subsection 113 of the Localism Act 2011 there is a requirement for local authorities to prepare a report which should include information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available as soon as available¹.
- 1.1.2 Section 106 of the 1990 Town and Country Planning Act gives the Council the power to enter into legal agreements with developers to make acceptable development that would otherwise be unacceptable in planning terms. This may include a requirement for the developer to pay financial contributions to compensate for any loss or damage caused by the development, or to mitigate a development's wider impact. The following sets out the financial contributions to the Council under S106 planning obligations for the financial years of 2013/14 and 2014/15.
- 1.1.3 Local Authorities are required by Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) to report on the Community Infrastructure Levy contributions. Regulation 62 of the CIL Regulations requires a Charging Authority to:
Prepare a report for any financial year ("the reported year") in which:
- a) it collects CIL, or CIL is collected on its behalf; or
 - b) an amount of CIL collected by it or another person on its behalf (whether in the reported year or any other) has not been spent."

² www.crossrail.co.uk

2. Planning obligation monies

2.1.1 Planning obligations agreed between a developer and the Council are set out legally in an agreement under S106 of the Town and Country Planning Act 1990 and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.

Table 1: Planning obligation monies received (financial years 2013/4 & 2014/5)

Type of obligation	Financial year 2013/14		Financial year 2014/15	
	Number of heads of terms	Money received	Number of heads of terms	Money received
Education	7	£196,880.69	13	£519,919.50
Transport	12	£159,143.41	22	£718,489.22
Public realm	6	£95,871.80	11	£311,292.50
Health	5	£31,439.20	8	£32,945.40
Affordable housing	10	£564,561.32	19	£1,176,195.28
Community	-	-	1	£1,000,000
Monitoring	16	£73,225.39	24	£114,990.90
TOTAL	56	£1,121,121.81	56	£3,873,832.80

Source: LBRuT s106 monitoring

Table 2: Planning obligation monies received of more than £100,000 for any particular element (financial years 2013/4 & 2014/5)

Financial year 2013/14		Financial year 2014/15	
Site	Contribution	Site	Contribution
Hydrex House, Richmond	£100,000 for affordable housing	101 to 103/105 Waldegrave Road, Teddington	£144,426 for education
Coach House, Retreat Road	£190,000 for affordable housing	101 to 103/105 Waldegrave Road, Teddington	£188,308 for transport
Queen Dowager, North Lane, Teddington	£100,000 for affordable housing	1-5 The Maples, Teddington	£116,734 for affordable housing
Elmtree and Somerset House, Teddington	£160,125.20 for education	Williams Lane, Mortlake	£114,560 for transport
		Williams Lane, Mortlake	£463,282 for affordable housing
		Brewery Wharf (former sorting office), Twickenham	£1,000,000 for equipping of the community building (any unspent money to go to affordable housing)
		Rugby Football Union	£1,000,000 for improvements to Twickenham Town Centre

Source: LBRuT s106 monitoring

2.1.2 In total, the Council received £1,121,121.81p from signed legal agreements in the financial year 2013/14 and £3,873,832.80p in 2014/15.

3. Mayoral Community Infrastructure Levy

- 3.1.1 The Mayor of London Community Infrastructure Levy (CIL) applies to most new developments across Greater London that are granted planning permission on or after 1 April 2012. The Levy raises money towards Crossrail² and is collected by the London boroughs on behalf of the Mayor.
- 3.1.2 The Mayoral CIL charge is **£50 per square metre** in the London Borough of Richmond upon Thames. CIL is calculated according to the amount of net additional floorspace a new development will produce. The Council collects the payments on behalf of the Mayor once development commences. Further information on the Mayoral CIL can be found on the Council's website³.

Table 3: Mayoral CIL monies collected by the Council (financial years 2013/4 & 2014/5)

	Financial year 2013/14		Financial year 2014/15	
	Number of CIL liable permissions	Value of CIL liability	Number of CIL liable permissions	Value of CIL liability
Q1	1	£10,000	8	£505,650
Q2	3	£19,835	4	£38,100
Q3	6	£95,007.92	5	£155,830
Q4	10	£97,861.00	6	£46,180
TOTAL	20	£222,703.92	23	£745,760

Source: LBRuT CIL monitoring

Table 4: Mayoral CIL monies received of more than £100,000 for any element (2014/5 financial year)

Financial year 2014/15	
Site	Contribution
Brewery Wharf (former sorting office) Twickenham	£462,600
101 – 105 Waldegrave Road, Teddington	£128,030

Source: LBRuT CIL monitoring

- 3.1.4 There were no contributions amounting to £100,000 or more for any one element in the financial year 2013/14.

² www.crossrail.co.uk

³ www.richmond.gov.uk/community_infrastructure_levy/mayoral_cil.htm

4. Borough Community Infrastructure Levy

- 4.1.1 The Borough's CIL Charging Schedule came into effect from **1 November 2014**. Therefore this report does not include a full year's monitoring data. The Borough CIL charges apply to relevant development approved after this date and it allows the Council to raise funds from developers undertaking new building projects in the borough to support and fund new infrastructure that the Council and local communities want. The Borough CIL operates in conjunction with the Council's Planning Obligations SPD⁴ and the Affordable Housing SPD⁵. More information can be found on the Council's website⁶ including the Regulation 123 List⁷ which lists the projects Borough CIL monies can be spent on.
- 4.1.2 In the financial year 2014/15 only one development has yielded Borough CIL monies amounting to £33,250. This covers only a six month period since the Charging Schedule came into effect, and hence why receipts are low.
- 4.1.3 During the reported year of 2014/15, there has been no expenditure of Borough CIL. As no CIL has been spent in the report year, it is not possible to report on the items of infrastructure to which CIL has been applied.

⁴ www.richmond.gov.uk/planning_obligations_spd_july_2014.pdf

⁵ www.richmond.gov.uk/affordable_housing_spd.htm

⁶ www.richmond.gov.uk/borough_cil_and_planning_obligations

⁷ www.richmond.gov.uk/regulation_123_list.pdf