

democraticservices@tandridge.gov.uk

01883 722000

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8 November 2023

Planning Policy Committee
Thursday, 16th November, 2023 at 7.30 pm
Council Chamber, Council Offices, Station Road East, Oxted

Agenda

The agenda for this meeting is set out below.

Members of the Planning Policy Committee

Councillor Catherine Sayer (Chair)	Councillor Chris Farr (Vice-Chair)
Councillor Claire Blackwell	Councillor Ian Booth
Councillor Chris Botten	Councillor Sue Farr
Councillor Alun Jones	Councillor Judy Moore
Councillor Keith Prew	Councillor Vicky Robinson
Councillor Lesley Steeds	

Substitute Members

Councillor Robin Bloore	Councillor Mike Crane
Councillor Jeffrey Gray	Councillor Jeremy Pursehouse

If a member of the Committee is unable to attend the meeting, they should notify Democratic Services. If a Member of the Council, who is not a member of the Committee, would like to attend the meeting, please let Democratic Services know by no later than noon on the day of the meeting.

If any clarification about any item of business is needed, contact should be made with officers before the meeting. Reports contain authors' names and contact details.

David Ford

Chief Executive**Information for the public**

This meeting will be held in the Council Chamber, Council Offices, Oxted and the public are welcome to attend. Doors for the Council Offices will open 15 minutes before the start of the meeting.



The meeting will also be broadcast online at tinyurl.com/webcastTDC. In attending this meeting, you are accepting that you may be filmed and consent to the live stream being broadcast online and available for others to view.



Information about the terms of reference and membership of this Committee are available in the Council's Constitution available from tinyurl.com/howTDCisrun. The website also provides copies of agendas, reports and minutes.



Details of reports that will be considered at upcoming Committee meetings are published on the Council's Committee Forward Plan. You can view the latest plan at tinyurl.com/TDCforwardplan.

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Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

AGENDA

1. Apologies for absence (if any)

2. Declarations of interest

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

(i) any Disclosable Pecuniary Interests (DPIs) and / or

(ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or her staff prior to the meeting.

3. Minutes of the meeting held on the 21st September 2023 (Pages 3 - 8)

To confirm as a correct record

4. To deal with any questions submitted under Standing Order 30

Questions must be sent via email or in writing to Democratic Services by 5pm on 14th November 2023 and comply with all other aspects of Standing Order 30 of the Council's Constitution.

5. Update on biodiversity and nature recovery in Tandridge (Pages 9 - 16)

6. Levelling Up and Regeneration Act 2023 / Local Plan update (Pages 17 - 24)

7. A22 and A264 Corridor Feasibility Study (Pages 25 - 32)

8. Gatwick Airport - Development Consent Order (verbal update)

9. CIL Working Group - 26th October 2023 (Pages 33 - 38)

To receive the minutes of the meeting and to consider the recommended CIL allocations at the end of item 3.

10. Quarter 2 2023/24 Key Performance Indicators - Planning Policy Committee (Pages 39 - 46)

11. Quarter 2 2023/24 Budget Monitoring - Planning Policy Committee (Pages 47 - 54)

12. Any urgent business

To consider any other item(s) which, in the opinion of the Chair, should be considered as a matter of urgency – Local Government Act 1972, Section 100B(4)(b).

TANDRIDGE DISTRICT COUNCIL

PLANNING POLICY COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 21st September 2023 at 7:30pm.

PRESENT: Councillors Sayer (Chair), Chris Farr (Vice-Chair), Blackwell, Booth, Sue Farr, Gray (substitute in place of Botten), Moore, Prew and Steeds

ALSO PRESENT: Councillors Crane, Gillman, O'Driscoll, Nicholas White and Wren

ALSO PRESENT (Virtually): Councillors Gaffney, Pursehouse and Windsor

APOLOGIES FOR ABSENCE: Councillors Botten, Alun Jones and Robinson

109. MINUTES OF THE MEETING HELD ON THE 18TH JULY 2023

These minutes were confirmed and signed as a correct record.

110. LOCAL PLAN OPTIONS

Following the Local Plan procedural meeting on the 27th July 2023, the Inspector had written to the Council advising that, in his view, it would not be possible to make the Plan sound and that he would recommend non-adoption. Two options were presented:

1. the Inspector writes a report concluding the Plan is unsound and not adopted; and
2. the Council withdraws the Plan.

A report was considered which assessed the relative merits of both options to assist the Committee in making a recommendation to Full Council.

The Chair expressed great disappointment that the Council's suggestions and arguments for retaining a Local Plan with main modifications (TED 61 and TED 58) had not been accepted and considered that the Council now owed it to residents to ask the Inspector to write a report.

The Committee debated the matter and voted unanimously in support of Option 1. It was confirmed that receipt of the Inspector's report would end the dialogue between himself and the Council.

COUNCIL DECISION
(subject to ratification by Council)

RECOMMENDED – that Option 1 (the Inspector writes a report setting out why the submitted Plan is unsound and should not be adopted) be pursued.

111. PLANNING PERFORMANCE AGREEMENT FRAMEWORK

The Committee considered proposals for introducing voluntary Planning Performance Agreements (PPAs) as part of a pre-application service. Their purpose was to establish transparent procedures for determining large and/or complex applications and to encourage joint working with applicants and other interested parties (they are not a means of obtaining consent). A suggested pro-forma was presented as a basis for guiding the process for agreeing a PPA and which could be adapted to meet the bespoke requirements of a particular application.

The accompanying report also identified key principles which would need to be applied when setting an associated charging scheme, namely:

- the need to apply reasonable, costed charges for discretionary services which reflect both direct costs and an appropriate recovery of overheads
- the recharging of one-off external support costs (e.g. highway modelling)
- transparency, consistency and benchmarking against other Local Authorities
- an annual review process.

In response to the debate, it was confirmed that Ward Members would be notified when a PPA had been entered into and would be kept informed about the subsequent key stages of the process. The Chief Planning Officer considered that developers would probably be keen to engage local Councillors. However, it was acknowledged that such Member involvement would need to take account of the Planning Protocol.

RESOLVED – that:

- A. the Planning Performance Agreement (PPA) pro-forma, as attached in Appendix A to the report, be agreed in principle as the basis for negotiating performance agreements with developers on major and largescale applications; and
- B. authority be delegated to the Chief Planning Officer, in consultation with the Chairs of the Planning Committee and Planning Policy Committee, to set the appropriate scale of charges.

112. QUARTER 1 2023/24 KEY PERFORMANCE INDICATORS - PLANNING POLICY COMMITTEE

Information was presented about:

- key planning performance indicators for the first quarter of 2023/24 (1st April to 30th June 2023) as submitted to the Department for Levelling Up, Housing and Communities
- the Committee's risk register
- efforts to reduce the backlog of planning applications, including a funding application to the Planning Skills Delivery Fund.

Members expressed their appreciation of the Development Management team's efforts to reduce the application backlog. However, concern was expressed regarding the proportion of outstanding cases which were over a year old. The Chief Planning Officer confirmed that the team was aware of the situation and explained the context of some of those cases. She also confirmed that an imminent review of the enforcement service would include the scope for improving website content (e.g. publication of enforcement notices).

RESOLVED – that the Quarter 1 (2023/24) performance indicators and risks for the Planning Policy Committee be noted.

113. QUARTER 1 2023/24 BUDGET MONITORING - PLANNING POLICY COMMITTEE

An analysis of expenditure against the Committee's £1,338K revenue budget for 2023/24, as at the end of June 2023 (Month 3) was presented. A £197K overspend was forecast, mainly due to an increase in the provision for the cost of defending planning appeals; additional expenditure on enforcement and the Gatwick DCO; and a reduction in land charges income.

Regarding the Committee's capital programme (entirely funded by Community Infrastructure Levy income) expenditure of £0.5m was forecast, with the £2.1m carry forward from 2022/23 to be reprofiled into 2024/25.

In response to the debate, the Deputy Chief Executive explained the intention to invest in permanent staff throughout the planning service. However, she reflected on the challenging nature of the recruitment market for certain specialisms and advised that, for the medium term, it would be necessary to retain and seek a few high calibre interim staff within the planning teams.

RESOLVED – that the Committee's forecast revenue and capital budget positions as at Quarter 1 / M3 (June) 2023/24 be noted.

114. BIO-DIVERSITY NET GAIN

The Environment Act 2021 had introduced a minimum requirement for certain types of development to deliver a 10% biodiversity net gain (BNG) through the planning system from November 2023. A report was presented to inform Members about the emerging BNG regime, including the concept of 'mitigation hierarchy' whereby environmental harm arising from a development should be avoided; adequately mitigated; or, as a last resort, compensated for. While BNG mitigation / compensation should, preferably, be achieved on the development site, developers would have the option to fulfil BNG obligations through off-site measures (i.e. on 'receptor sites'). It was confirmed that developers would incur financial penalties if such 'off-site mitigation' took place on receptor sites outside the District. The responsibilities associated with becoming a receptor site were also discussed.

The report explained key aspects of BNG statutory provisions and the implications for the Council, including:

- the Biodiversity Metric (produced by the Department for Environment, Food and Rural Affairs (DEFRA)) to assess changes in biodiversity value brought about by development or changes in land management

- a BNG site register being developed by DEFRA and Natural England
- the requirements for local authorities arising from the introduction of BNG, as identified by the Planning Advisory Service, which would impact on several Council functions, e.g. development management, CIL, corporate policy and legal
- key work areas for embedding BNG within the Council, including short term essential tasks for preparing for the implementation of relevant legislation in November 2023; establishing a baseline biodiversity evidence base over the medium term; and integrating BNG into planning policy and wider corporate strategies
- an explanation of how and when BNG will be applied to planning applications, including a summary of exemptions such as householder applications
- the requirement to monitor relevant schemes over 30 year periods to ensure BNG compliance, including S106 obligations, which would trigger additional workloads for planning, finance and legal services.

Since the original publication of the report, an extra recommendation (E below) had been added which confirmed the Council's aspiration for 20% BNG. Attention was drawn to the need to justify any such increase and to consider any potential impact upon the viability of other developer obligations (e.g., regarding affordable housing and public open space provision).

Discussion focused on the potential financial implications of BNG for the Council and the need to recover costs where possible, including receipt of upfront payments to cover the cost of a 30 year BNG monitoring regime, either upon signing a Section 106 agreement or the commencement of development. It was also confirmed that an ecologist had been recruited to provide in-house capacity for implementing BNG. Arising from this, the scope for working with neighbouring District and Boroughs to share resources and best practice was discussed.

The importance of attempting to map the current ecological status of sites was raised. This would help guard against any unscrupulous attempts to degrade the ecological quality of sites prior to submitting applications (i.e. by establishing evidence of a prior baseline against which BNG requirements would have to be measured).

RESOLVED – that:

- A. Members note the report and the Chief Planning Officer be authorised to undertake the further work necessary to embed BNG within the Local Planning Authority and associated support services;
- B. the basic 10% BNG requirement from November 2023 onwards be adopted until further work can be undertaken to develop a robust evidence base on biodiversity;
- C. Members note the requirement for monitoring BNG statistics, BNG legal agreements and BNG planning conditions and the resourcing implications;
- D. Members note the need to consider staff cost charging schedules for all aspects of BNG related work, particularly administration and monitoring and the intention of the Chief Planning Officer to bring a report back to this Committee on the matter in November 2023; and

- E. the feasibility and achievability of a higher target in Tandridge District than the mandatory 10% BNG be investigated and a further report be submitted to the Committee's November meeting on the progress of evidence base work relating to the Council adopting such a higher percentage target.

115. GATWICK AIRPORT UPDATE

Gatwick Airport Limited's (GAL) application for an Order to grant Development Consent for its Northern Runway Project had been accepted by the Planning Inspectorate (PINS) to proceed to a public examination. A report was submitted to inform the Committee about the key stages of the examination process, including the significant workstreams for the planning policy team which had now been triggered, i.e.:

- the relevant representations period commenced on 4th September and would run until 29th October
- PINS had issued ten initial observations under Section 51 of the Planning Act 2008, including advice to address the concerns of the local authorities consortium regarding the need for more effective engagement and the preparation of an Issues Tracker (initially, four separate Issues Trackers were provided, however GAL subsequently committed to the production of a consolidated Tracker which would be updated to include future issues raised through relevant representations)
- the full suite of Environmental Statement documents had been released, which enabled public scrutiny of the impacts as identified by GAL (192 documents across 16 thematic areas) – the affected authorities and their consultants were reviewing the documents to consider the assertions made with a view to seeking an appropriate basis of mitigation and/or compensation
- TDC Officers had commenced drafting its Relevant Representation in anticipation of the 29th October due date
- the Council was pursuing bespoke Statements of Common Ground with GAL regarding air quality and noise, with responses on ten other thematic areas deferred to Surrey County Council and/or other adjoining authorities as appropriate
- the Council had agreed to engage with the affected Surrey authorities in the preparation of a joint Local Impact Report, led by Surrey County Council, to be submitted to PINS in advance of the commencement of examination.

In addition, the report explained the work being undertaken by consultants AECOM, York Aviation and Ekosgen to evidence local air quality and noise impacts within the District.

The report also updated the Committee about GAL's FASI-S Airspace Change Programme (the consultation process for which was separate to the DCO) including the options appraisal analysis which indicated that new flight paths will overfly the District and create noise impacts over a wider area. TDC's consultants had been asked to consider this in undertaking their assessment of future cumulative air quality and noise impacts.

RESOLVED – that:

- A. the contents of this report regarding the progress made to date in the DCO process and the current position be noted; and
- B. the contents of the report regarding recent developments in relation to FASI-S be noted.

116. GATWICK AIRPORT DEVELOPMENT CONSENT ORDER (DCO) APPLICATION PROCESS - FINANCIAL IMPLICATIONS

The press and public were excluded from this item in accordance with Section 100A (4) of the Local Government Act 1972 (as amended) on the grounds that:

- i) the item involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act; and
- ii) the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

On 23rd March 2023, the Committee approved a £30k budget for Gatwick DCO related work until its next meeting on 22nd June 2023, pending clarification on future expenditure. That budget figure had been supplemented by the provision of two payments from GAL (£9k and £10k) taking the overall budget to approximately £49k. In September 2023, the provision of a further £15k had been agreed by the Chief Executive (under urgency powers) to fund additional technical advice.

The Committee was informed about financial commitments which could be offset against the existing approved spend and the need for an extra £10k to cover specific further work and any other unforeseen contingencies that may occur until the end of the examination period.

RESOLVED – that future expenditure of up to £10,000 in connection with the Gatwick DCO process be approved.

Rising 9.46 pm

Update on biodiversity and nature recovery in Tandridge

Planning Policy Committee Thursday, 16 November 2023

Report of: Chief Planning Officer

Purpose: For decision

Publication status: Open

Wards affected: All

Executive summary:

- At the 21st Sept 2023 Planning Policy Committee meeting Members asked for an update on the progress with embedding mandatory Biodiversity Net Gain requirements into the Local Planning Authority to be brought to the November 2023 Committee.
 - This report addresses:
 - The current Government position with the introduction of mandatory Biodiversity Net Gain (mBNG)
 - An update in relation to staff costs for BNG administration and monitoring and the feasibility
 - Progress with investigating the feasibility and achievability of a higher BNG target in Tandridge District than the mandatory 10% requirement.
 - An update on progress with embedding mBNG requirements into the Local Planning Authority.
-

This report supports the Council's priority of: Creating the homes, infrastructure and environment we need/Becoming a greener, more sustainable District

Contact officers

Helen Murch Chief Planning Officer - HMurch@tandridge.gov.uk

Tim Elton Principal Ecologist - TElton@Tandridge.gov.uk

Recommendation to Committee:

- A. That a further update report on the preparedness of the Local Planning Authority to deal with the introduction of mBNG be brought back to this Committee in January 2024.
- B. The Chief Planning Officer also be requested to bring a report back to this Committee in January 2024 setting out recommendations on whether or not the Council should seek to exceed the 10% mBNG requirement in Tandridge.
- C. That the feasibility, timing and cost of undertaking a district wide baseline habitat assessment and Habitat Bank study be investigated and a further report brought back to the March 2024 Planning Policy Committee.

Reason for recommendation:

The recommendations will help minimise the risk of the Council not being ready for the introduction of mBNG. It will also help with delivering the Council's ambitions to create a greener more sustainable District.

Introduction and background

Update on Government commitments to the introduction of mBNG

- 1 At the 21 September 2023 Planning Policy Committee Members were updated on the preparedness of the Local Planning Authority to deal with the introduction of mBNG. The Council had been anticipating that the Government would be introducing the mandatory requirement for major sites in November 2023.
- 2 The Government had indicated that it would be introducing guidance and regulations in early autumn to support the introduction of mBNG in November 2023 but this had not been produced at the time of the September Planning Policy Committee.
- 3 The government subsequently announced¹ a revised timetable for mandatory BNG introduction as follows:
 - January 2024 for major development
 - April 2024 for small sites
 - 2025 for Nationally Significant Infrastructure Projects.

¹ [Biodiversity Net Gain moves step closer with timetable set out - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/biodiversity-net-gain-moves-step-closer-with-timetable-set-out)

4. They also committed to publishing all guidance and the regulations by the end of November 2023. This will include:
 - the statutory biodiversity metric, critical for calculating the correct biodiversity gain
 - the draft biodiversity gain plan template, which will help developers prepare for what they will need to complete during the planning application stages
 - the Habitat Management and Monitoring Plan template, which will set out how the improved significant on-site and off-site habitats will be managed for the long term
 - a package of Biodiversity Net Gain guidance that sets out further advice for landowners, developers, and Local Planning Authorities around their role and responsibilities in delivering mandatory Biodiversity Net Gain
5. The government has also confirmed that Mandatory Biodiversity Net Gain will only apply to new applications for planning permission for major development made after the relevant date in January 2024. BNG will not be applied retrospectively.
6. At a recent meeting officials from the Department for Levelling Up, Housing & Communities (DLUHC) confirmed to the Council that the introduction of mandatory BNG remains an absolute priority for the Government. There is no indication to date that suggests that the Government could again revise the date for introducing mBNG in January 2024 but this will be closely monitored. The Government's publication of the Regulations and guidance in late November will be eagerly awaited.
7. Given the importance of biodiversity in Tandridge District, the Council is fully committed to introducing Biodiversity Net Gain requirements into the local planning processes. If the Government further delays the introduction of mBNG beyond the January 2024 timetable a report will be brought back to this Committee looking at whether it would be possible to establish policy mechanisms for introducing BNG requirements into the Tandridge situation.

Progress towards implementation of mBNG

Implementation Plan

8. Despite the absence of detailed guidance from the Government, work is in progress as far as possible at this stage to embed the policy, legal, development management, finance, monitoring, enforcement & reporting requirements of BNG into the Local Planning Authority. Part of this work has included the development of a BNG Implementation Plan which sets out the necessary tasks required across TDC to track progress and ensure compliance with mandatory BNG under The Environment Act 2021.

9. To date it has not been possible to establish staff costs associated with enforcement and monitoring of BNG requirements due to the lack of detail from Central Government on these matters.

Habitat Banking and baseline assessment

10. It is considered important that the district has an evidence base of current baseline habitats to facilitate the enforcement of the habitat degradation provisions of The Environment Act, as well as to allow a habitat bank feasibility study to be undertaken on TDC owned land. It will also be important to support the evidence base for any policies which exceed the 10% level of mBNG.
11. TDC recognises that the degradation/ removal of habitats on sites prior to the submission of a planning application could potentially result in a significantly reduced biodiversity unit baseline and therefore create an advantage in reaching the required 10% BNG which, if unchallenged, could undermine the intentions of BNG. The Environment Act 2021 contains a provision to backdate the biodiversity value of an application site to 30th January 2020. To address these concerns the officers will explore the possibility of developing a mapping project in 2024 to record biodiversity in key areas of the district. Part of the investigation will look at the potential to use willing volunteers from the Parishes to feed in detailed local knowledge and assist with recording and identification.
12. The Council will also need to develop its policy towards the off-site biodiversity unit market. At present there is no plan to become a habitat bank or broker of biodiversity unit but it is recognised that BNG provides potential for the Council to use corporate assets to enter into the commercial marketplace. In the meantime, in order for TDC to offset its own liability as a developer under the mBNG regime, it will be important that TDC has a 'habitat bank' of available biodiversity units. This would require the creation of a habitat bank on TDC-owned land, informed by a study requiring a baseline habitat assessment of sites.
13. It is recommended that the feasibility, timing and cost of undertaking a district wide baseline habitat assessment and Habitat Bank study be investigated and a further report brought back to the March 2024 Planning Policy Committee.

Whether a higher target than 10% mandatory BNG can be achieved

14. The Defra Consultation on Biodiversity Net Gain Regulations and Implementation January 2022 states:

'We maintain the view that 10% strikes the right balance between the UK Government's ambition for development and the pressing need to reverse environmental decline. The 10% will be a mandatory requirement but should not be viewed as a cap on the aspirations of developers that want to voluntarily go further or do so in the course of designing proposals to meet other local planning policies.'

[...and]

'It remains the UK Government's intention to continue to allow higher percentage targets to be set by planning authorities at a local or site level. Any higher target should be made clear at an early stage in the planning or development process and careful consideration should be given to the feasibility and achievability of any requirements above 10%, which can have significant impacts on the costs of developing a site.'

15. Officers have undertaken a comprehensive review of adopted and emerging planning policy across England which exceeds the mandatory 10% BNG requirement. The study found that at least two LPAs to have already a 20% mandatory biodiversity net gain in adopted policy, these were:

- Guildford Borough Council
- Lichfield District Council.

One Local Planning Authority was found to have 30% mandatory measurable BNG draft/emerging policy. A total of ten further Local Planning Authorities were found to have 20% mandatory measurable BNG draft/emerging policies for development.

16. Consultants will be engaged in the coming weeks to help assess the viability of increasing BNG requirements above 10% on sites across the district.

17. A report on findings relating to evidence base needs, policy mechanisms and viability will be brought to the January 2024 Planning Policy Committee with recommendations on whether or not it is proposed to develop above 10% BNG policy and, if so, at what level this should be.

Partnership working

18. The successful implementation of BNG and landscape scale nature recovery will require working with county level organisations and neighbouring authorities. The Council's ecologist has been liaising with county level organisations including Surrey County Council (SCC), Surrey Nature Partnership (SyNP), and Surrey Wildlife Trust, to ascertain county-level progress towards BNG. It is understood that:

- SCC have been appointed as the Responsible Authority for the Local Nature Recovery Strategy which will underpin the strategic locations of off-site biodiversity gains.
- SCC or Surrey Wildlife Trust will produce guidance on Biodiversity Net Gain.
- SCC are commissioning a study looking at the potential for BNG habitat banks across Surrey and have identified potential habitat bank sites to be subject to baseline habitat surveys, and the potential for BNG uplift assessed.
- SCC propose to host a Surrey-wide off-site biodiversity unit online register, on which biodiversity units can be purchased by third parties or utilised for councils own development projects, including TDC.
- SCC propose one biodiversity unit tariff across Surrey.
- A Surrey BNG working group will be set up and will include Local Planning Authorities.

19. Partnership working has been incorporated as part of the Tandridge BNG Implementation Plan. This specifically includes:

- Taking an active role in the development of the Local Nature Recovery Strategy (LNRS) as a 'Supporting Authority', to ensure that the LNRS aligns with TDC strategies.
- Obtaining details of SCC sites within the TDC district that will be subject to detailed BNG assessments as potential habitat banks.
- Investigating if a data sharing agreement can be reached, to obtain county-wide desk-based baseline habitat survey data that falls within the TDC district.
- Working with SCC to investigate the feasibility of TDC hosting a 'sub-register' to the main proposed county-level SCC register, to host a marketplace for Biodiversity Units available within the district.

20. TDC will continually work with the relevant partners for BNG within the County and neighbouring authorities which are key to the local success of BNG.

Other options considered

21. Given the uncertainty around the introduction of MBNG into the planning system consideration has been given to delaying or not progressing with mBNG work. However, given the importance of BNG and the natural environment in Tandridge this was not felt to be a viable option .

Key implications

Comments of the Chief Finance Officer

The full financial implications of BNG are yet to be established, and to some extent will depend on the detail of Government proposals (for example the enforcement requirements as set out above). Finance are working closely with Planning to assess the financial implications and ensure that appropriate costs are recovered from developers, to ensure that robust monitoring, tracking and management arrangements can be funded. Finance are also working with departments across the Council to assess the wider opportunities and impacts of BNG. Examples include the potential use of our own land as an opportunity, and the impact on the Housing Development programme as a potential risk.

Comments of the Head of Legal Services

The local authorities' regulatory statutory duty with regard to biodiversity net gain relates to its policy making role in respect of planning as well as how this links into a local nature recovery strategy. In addition, ecologists will evaluate the biodiversity net gain information accompanying a planning application (completed net gain metric and net gain plan) and provide advice to the planning authority whether this is acceptable or not on this basis. Any requirement for offsite net gain provision would be secured via a S106 agreement.

The concept of BNG is not entirely new. However, it has rapidly become a key element of the planning decision making system. Three years ago, national policy encouraged biodiversity net gain to occur with new development. That changed to the present national policy which has a broad expectation that development should deliver a net gain (NPPF para 174). Under the provisions of the Environment Act 2021 (which will come into force in November 2023) the planning authority is mandated to provide a minimum 10% net gain in all but very small development schemes. Thus, we have quickly moved from 'encouragement', to an 'expectation', and on to 'mandatory' BNG.

Put simply, biodiversity implications will not be a fringe or negotiable element within the planning decision making process; it will be a heavily regulated, mandated element. Rather than just part of a complex planning system, BNG is perhaps better described as akin to Building Regulations – it must be done, and there is no way of developers (or the local planning authority, for that matter) side stepping the issue. With limited guidance from the Government, building up to the mandated system, the Planning Service Team will need to produce a guide for all, both internal and external, so that it establishes how Officers will mandate the BNG. The guide has to be written in as simple language as possible, so not only does it assist those involved directly in the planning process (applicants, planning officers etc) but also forms a useful guide to those with a general interest in the topic (parish councils, environmental bodies, general public, etc). Committee should be asked to endorse the guide as a working document, helping to give clarity and consistency as we move towards mandatory BNG.

Other corporate implications

None

Equality

Introduction of mBNG will benefit all residents of the District and will:

- (i) promote equality of opportunity; and
- (ii) through allowing better access to nature, positively impact groups with protected characteristics in the community.

Climate change

Apart from improvements in access to nature and increased biodiversity, there are no significant environmental / sustainability implications associated with this report.

Appendices

None

Background papers

None.

----- end of report -----

Levelling Up and Regeneration Act 2023 / Local Plan update

Planning Policy Committee Thursday, 16 November 2023

Report of: Planning Policy Manager

Purpose: For information

Publication status: Open

Wards affected: All

Executive summary:

Following the decision reached at Full Council on the 19th October 2023 to request a full report from the Inspector, this report updates the Council on the latest situation regarding the Local Plan. It also summarises the key changes resulting from the Levelling Up and Regeneration Bill securing consent, not only for the Development Plan but also for the wider planning service.

This report supports the Council's priority of: Creating the homes, infrastructure and environment we need/ Supporting economic recovery in Tandridge/ Becoming a greener, more sustainable District

Contact officer Katya Fox Planning Policy Specialist
kfox@tandridge.gov.uk –

Recommendation to Committee:

The Committee should note the report.

Introduction and background

- 1 The Council submitted its emerging Local Plan 2033 for examination by PINS in January 2019. Initial examination hearings were held in 2019, followed by protracted ongoing engagement between the Council and PINS and further work between 2019 and summer 2023, and finally a procedural meeting was held on 27th July 2023.
- 2 Following the procedural meeting, the Inspector wrote to the Council (ID26) concluding that the Council's suggested way forward (TED-61) would only serve to protract the examination further and raise further procedural concerns. On that basis, the Inspector stated that it would not be possible to make the plan sound and that he would recommend non-adoption of the Plan. The letter set out two options:
 - a. Inspector writes a report of the examination concluding the Plan is unsound and that it is not adopted.
 - b. The Council withdraws the Plan prior to the Inspector making any such recommendations.
3. These options were debated at the September 2023 Planning Policy Committee and Members voted unanimously in support of Option a, subject to Full Council ratification. This was confirmed at the meeting of the Full Council on 19th October 2023.

Inspectors Report

- 4 The Chief Planning Officer has confirmed the Council's decision to the Planning Inspector via the Programme Officer.
- 5 At this point in time, the date for receipt of the Inspector's Report is unknown, however it is estimated that it is likely to be early 2024 given the Inspector's known commitments.

Next Steps for the Local Plan

- 6 Until either the Inspector issues his report, or the emerging Local Plan is withdrawn, the emerging Local Plan technically remains under examination. However, irrespective of the outcome reached, no weight can be given to policies in the emerging Local Plan due to the Inspector's findings that the emerging Local Plan cannot be made sound. Therefore, the adopted Local Plan remains the Tandridge District Council Core Strategy 2008, the Tandridge Local Plan Part 2: Detailed Policies 2014-2029, the Caterham, Chaldon & Whyteleafe Neighbourhood Plan, the Limpsfield Neighbourhood Plan and the Woldingham Neighbourhood Plan.
- 7 The evidence base published as part of the emerging Local Plan will remain public until the end of the Examination. The evidence base is published to help the Inspector in his examination of the Plan and does not form part of the Development Plan. The eventual non-adoption of the emerging Local Plan does not place more or less weight on the emerging Local Plan evidence base than on any other evidence base published by the Council. Until such time that evidence base studies are withdrawn, they remain capable of being a material consideration for planning applications.

- 8 In the intervening period, the Planning Policy team will undertake work to inform any final decision on the emerging Local Plan and potential next steps. This will include consideration of the implications of the recently enacted Levelling Up and Regeneration Bill. The team will also update the Examination website.

Levelling Up and Regeneration Act

- 9 The Levelling Up and Regeneration Bill (LURB) secured Royal Assent on 26th October 2023. The full text of the Levelling Up and Regeneration Act (LURA) can be found here - <https://bills.parliament.uk/bills/3155/publications>.
- 10 LURA introduces various changes to the planning system, which are summarised in the table below. Although LURA immediately becomes law, many elements will require secondary legislation, new regulations and / or national policy revisions prior to any changes taking effect.
- 11 DLUHC’s statement announcing that the Royal Assent, also stated that the Government will publish its response to last December’s consultation on the proposed changes to the National Planning Policy Framework (NPPF) ‘in due course’.
- 12 The Government still needs to conclude its detailed position on the proposed plan-making reforms following its 25 July 2023 consultation paper. The transitional arrangements in the consultation paper were as follows (subject to royal assent of the LURB and Parliamentary approval of the relevant regulations):
- Local plans, minerals and waste plans and spatial development strategies to be submitted for examination under current system by 30 June 2025.
 - Plans will need to be adopted by 31 December 2026.
 - New regulations, policy and guidance to be in place by Autumn 2024 to enable the preparation of new style plans.
 - Plans that will become more than 5-years old during the first 30-months of the new system will be considered ‘up-to-date’ for decision making purposes for 30 months after the new system starts.
 - Plans with an early update requirement within the first 30 months of the new system, will have the deadline extended to 30 months after the new system goes live.

Key change	Expected to take effect
Planning Data	
Wide ranging provisions to bring forward the digitisation of planning with new powers in relation to planning data standards, publicly available data and use of approved planning data software	Unknown – when the Secretary of State publishes new regulations and / or national policy

Key change	Expected to take effect
Planning Policy	
<p>Development Plan redefined to include:</p> <ul style="list-style-type: none"> • spatial development strategy (where appropriate) • local plan • minerals and waste plan • supplementary plan • neighbourhood development plan • policies map 	<p>Unknown – when the Secretary of State publishes new regulations and / or national policy</p>
<p>Revisions regarding the content of and basic conditions for neighbourhood development plans</p>	
<p>Time limits are prescribed for different stages of plan preparation (30-month plan making system)</p>	
<p>Scope of local plans will be limited to locally specific matters, including infrastructure and affordable housing requirements</p>	
<p>LPA's are required to have a design code in place covering their entire area</p>	
<p>Local Plan must contribute to the mitigation of and adaptation to climate change; and take account of any local nature recovery strategy</p>	
<p>Supplementary Plans will replace supplementary planning documents and will be subject to independent examination</p>	
<p>New provisions regarding the examination of Local Plans including pausing for further work</p>	
<p>Duty to cooperate will be replaced with an alignment test</p>	

Key change	Expected to take effect
Development Management	
A new suite of National Development Management Policies (NDMP) will be introduced. All decisions will need to be in conformity with the development plan and any NDMP. If the development plan conflicts with NDMP, the latter takes precedence. The NDMP will reflect the need to mitigate and adapt to climate change.	Unknown – when the Secretary of State publishes new regulations and / or national policy
New duty to have regard to certain heritage assets and their setting in granting permissions	
Revisions to the Listed Buildings Act regarding temporary stop notices, urgent works and compensation	
Introduction of street vote development orders, to grant permissions within a defined area. The latter will have a prescribed description and can not cover excluded areas, such as AONB, Green Belt and SSSI	Will come into force at the end of the period of two months beginning with the day on which this Act is passed. 26 December 2023
New powers enabling urgent crown development applications to be made directly to the Secretary of State in certain circumstances	Unknown – when the Secretary of State publishes new regulations and / or national policy
New power to amend planning permissions through s.73B, which will allow permissions to be granted that were not that were not substantially different in effect to a previous permission on the site - but with consideration only being given to the proposed changes	Unknown – when the Secretary of State publishes new regulations and / or national policy
New powers regarding development commencement notices	Unknown – when the Secretary of State publishes new regulations and / or national policy
New power to issue completion notices if a development is being built out 'unreasonably slower'	

Key change	Expected to take effect
New power to decline to determine planning applications on the basis of the developer previously not implementing permissions in its area, or building them out unreasonably slowly	
New Power to impose conditions relating to development progress reports on specified residential planning permissions in England	<p>Will come into force at the end of the period of two months beginning with the day on which this Act is passed.</p> <p>26 December 2023</p> <p><u>Will require secondary legislation</u></p>
Enforcement	
Enforcement period for all breaches of planning control is raised to ten years (from four years)	<p>Unknown – when the Secretary of State publishes new regulations and / or national policy</p>
Amendment of legislation in relation to duration of temporary stop notices, introduction of enforcement warning notices (including appeals), delays in appeals and penalties for non-compliance	
SoS granted power to provide relief from enforcement of planning conditions in certain circumstances (i.e. national defence, civil emergencies or significant economic disruption)	<p>Will come into force at the end of the period of two months beginning with the day on which this Act is passed.</p> <p>26 December 2023</p> <p><u>Will require secondary legislation</u></p>
Other provisions	
Amendment of legislation in relation to self-build and custom housebuilding	<p>Unknown – when the Secretary of State publishes new regulations and / or national policy</p>
New powers regarding the form and content of planning applications	
New powers in relation to planning obligations	

Key change	Expected to take effect
Ability to introduce fees for certain services in relation to nationally significant infrastructure projects.	Will come into force at the end of the period of two months beginning with the day on which this Act is passed. 26 December 2023
Power to shorten deadline for examination of development consent order applications	
Additional powers in relation to non-material changes to development consent orders	
Provisions enabling the participation in certain proceedings conducted by, or on behalf of, the Secretary of State (i.e. PINS proceedings) via remote means	
Biodiversity net gain: pre-development biodiversity value and habitat enhancement	Unknown – when the Secretary of State publishes new regulations and / or national policy
Development affecting ancient woodland – variation of the '2021 Direction' so that it applies in relation to applications affecting ancient woodland	Before the end of the period of three months beginning with the day on which the Act was passed
S106 and Community Infrastructure Levy (CIL) regimes will be replaced by an Infrastructure Levy	Unknown – when the Secretary of State publishes new regulations and / or national policy
Introduction of Community Land Auctions	
Environmental Impact Assessment and Strategic Environmental Assessments will be replaced by Environmental Outcome Reports	Will come into force at the end of the period of two months beginning with the day on which this Act is passed. 26 December 2023 <u>Will require secondary legislation</u>
New nutrient pollution standards to apply to certain sewage disposal works	Will come into force at the end of the period of two months beginning with the day on which this Act is passed. 26 December 2023

Key change	Expected to take effect
Compensation scheme for compulsory purchase orders will be changed to remove hope value in some instances (including delivery of affordable housing)	Unknown – when the Secretary of State publishes new regulations and / or national policy
LPAs will have the power to instigate auctions to take leases on vacant high street properties	
New process will be introduced to require developers to deliver some forms of infrastructure that are integral to the design and delivery of a site	

Key implications

Comments of the Chief Finance Officer

As this report is for noting, there are no direct financial implications. The financial implications of requesting a full report from the Inspector were set out in the report to Planning Policy Committee in September and will be met from existing budgets. Future spending on Planning Policy matters and any financial impacts of the Levelling Up and Regeneration Act (LURA) will need to be reviewed alongside the emerging budget for 2024/25 and the Council’s Medium Term Financial Strategy.

Comments of the Head of Legal Services

There are no legal implications apart from those covered in the main part of the report.

Equality

There are no equality impacts associated with this report.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

None

Background papers

None

----- end of report -----

A22 and A264 Corridor Feasibility Study

Planning Policy Committee Thursday, 16 November 2023

Report of: Interim Planning Policy Manager

Purpose: For information

Publication status: Open

Wards affected: All

Executive summary:

Surrey County Council and West Sussex County Council have started a feasibility study on the A22/A264 corridor to determine a package of measures to improve transport related issues associated with the A22 corridor between the M25 junction 6 and Ashurstwood and the A264 corridor between M23 Junction 10 and Felbridge. It will focus on movements throughout this corridor and interconnecting junctions rather than just focusing on a single junction / section of the network. The study is currently progressing through stage 1, with stage 2 expected to take place throughout 2024.

This report supports the Council's priority of: Building a better Council/
Creating the homes, infrastructure and environment we are need/
Supporting economic recovery in Tandridge/
Becoming a greener, more sustainable District

Contact officer Katya Fox Planning Policy Specialist
kfox@tandridge.gov.uk

Recommendation to Committee:

The Committee should note the report.

Introduction and background

- 1 The Council has been engaging in a A22/A264 East Grinstead to Godstone Corridor Study led by Surrey County Council (SCC) with the support of West Sussex County Council (WSCC). The work is being undertaken by Atkins. Officers have asked Surrey County Council for the final brief for the study and will endeavour to provide a copy for Members prior to the meeting. The summary in this report is based on the briefing and accompanying presentation provided by SCC on 1st November 2023 to district members as part of the overall governance and engagement for the study.
- 2 The aim of the study is to determine a package of measures to improve transport related issues associated with the A22 corridor between M25 junction 6 and Ashurstwood; and the A264 corridor between M23 Junction 10 and Felbridge. It will focus on movements throughout this corridor and interconnecting junctions rather than just focusing on a single junction / section of the network.
- 3 The study has four objectives:
 - a Address highway related transport issues along corridors across all travel modes
 - b Attainment of Local Transport Plan (LTP) objectives and targets
 - c Support shift to sustainable modes
 - d Support strategic development/ economic growth.

Study

- 4 The study corridor is part of the Department for Transport Major Road Network (MRN). The MRN forms a middle tier of the country's busiest and most economically important local authority 'A' roads, sitting between the national Strategic Road Network (SRN) and the rest of the local road network.
- 5 The Government has five objectives for the MRN: reduce congestion, support economic growth and rebalancing, support housing delivery, support all road users, and support the SRN. Funding may become available to help MRN achieve these objectives.
- 6 The A22/A264 study will be used to support future funding applications by each of the Highway Authorities (WSCC and SCC) where additional funding is required to deliver the schemes. Funds already sought from development in the location of the corridor will also be used.
- 7 The study aims at addressing some key issues currently faced by the corridor, namely: a high car dependence, traffic congestion and rat running; long bus journey time; low public transport mode share; lack of active travel infrastructure; pressure from Mid Sussex and Tandridge developments; highway collisions, limited space for highway improvements; environmental constraints and impacts.

- 8 To help reduce transport related emissions and meet the commitment to achieve net zero emissions by 2050, there has been a marked shift in the approach to transport planning, as set out in the Surrey and West Sussex Local Transport Plans (adopted July 2022 and April 2022 respectively). Adopted policy will no longer take a 'predict and provide' approach (i.e. building road capacity to cater for or exceed forecast traffic growth) which could exacerbate other related issues such as air quality, health and well-being and climate change.
- 9 The new approach, which will be reflected in the approach to the corridor study will be to adopt what is often referred to as 'decide and provide' approach which decides upon a preferred future or vision for the network / local area and then provides the means to work towards achieving that vision. For example, decide to reduce transport related emissions by reducing reliance on the private car and provide improve walking and cycling environment to support the shift away from the car.
- 10 The focus will be on sustainable transport measures and is likely to comprise a combination of bus and rail related interventions, active travel infrastructure, and highway capacity and safety improvements with the aim of encouraging more sustainable travel patterns.
- 11 The project is split into two main parts:

Stage 1 (Autumn 2023/ early 2024):

- Includes a background policy review and desktop review of evidence
- Summary of current and future network issues
- Long list of potential measures/interventions and prioritising recommendations.
- Initial stakeholder engagement with WSCC/SCC members), District level members and all other interested parties

Stage 2 (throughout 2024):

- Will include the development of feasibility designs of option short-list and testing
- Development of an outline business case
- Further stakeholder engagement.

A264/A22 corridor wide potential measures

- 12 To address the corridor wide issues which are being identified, a long list of potential measures and interventions is being developed in line with the new vision of SCC for the highway network. This includes:
 - Rail station and bus stop access improvements including active travel connectivity
 - Targeted active travel measures
 - Intelligent Transport Strategy measures
 - Measures to consider any key collision hotspots

SCC Proposed Funding strategy

- 13 The study will aim to develop a package of modular interventions:
- Short term measures that can be delivered through existing secured developer funding (3-5 years);
 - Longer term measures (5 years+) that can be delivered as part of future funding bids
 - Scheme package subject to future prioritisation
 - Business Case to be developed to confirm likely value for money

Implications of the Study for Planning applications

- 14 Prior to the conclusion of this work, any planning applications in and around the corridor will need to demonstrate they can mitigate their own transport impacts in line with NPPF (2023) paragraph 111 and the adopted development plan.
- 15 There may be opportunities to secure contributions from these developments through Section 106 agreements, which could help deliver prioritised schemes in the corridor study. This will depend on the scale and type of development, the type of mitigation required and the timing of their delivery.

Key implications

Comments of the Chief Finance Officer

As this report is for noting, there are no direct financial implications. The Council is not required to contribute to the cost of the study. Where SCC refer to existing developer funding, we assume this refers to contributions for transport managed by the County Council, however this will be clarified.

Comments of the Head of Legal Services

The report is submitted for noting purposes only and as such does not seek a decision. In developing the proposals for the corridor transportation study consideration must be had to:- (i) the relevant legislative requirements and wider policy and guidance documents which regulate/affect the proposals under consideration (these are numerous and it is not practical to list them) and (ii) the potential legal implications and liabilities that could flow. The Council's internal Legal Services Team are not advising on this project but can be drawn in as and when required.

Equality

In considering this matter the report author must have regard to the Council's duties under the Equality Act 2010. Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a) Age, (b) Gender reassignment, (c) Sex, (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h) Sexual orientation and (i) Religion or belief – including lack of belief. There are no equality impacts associated with this report.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

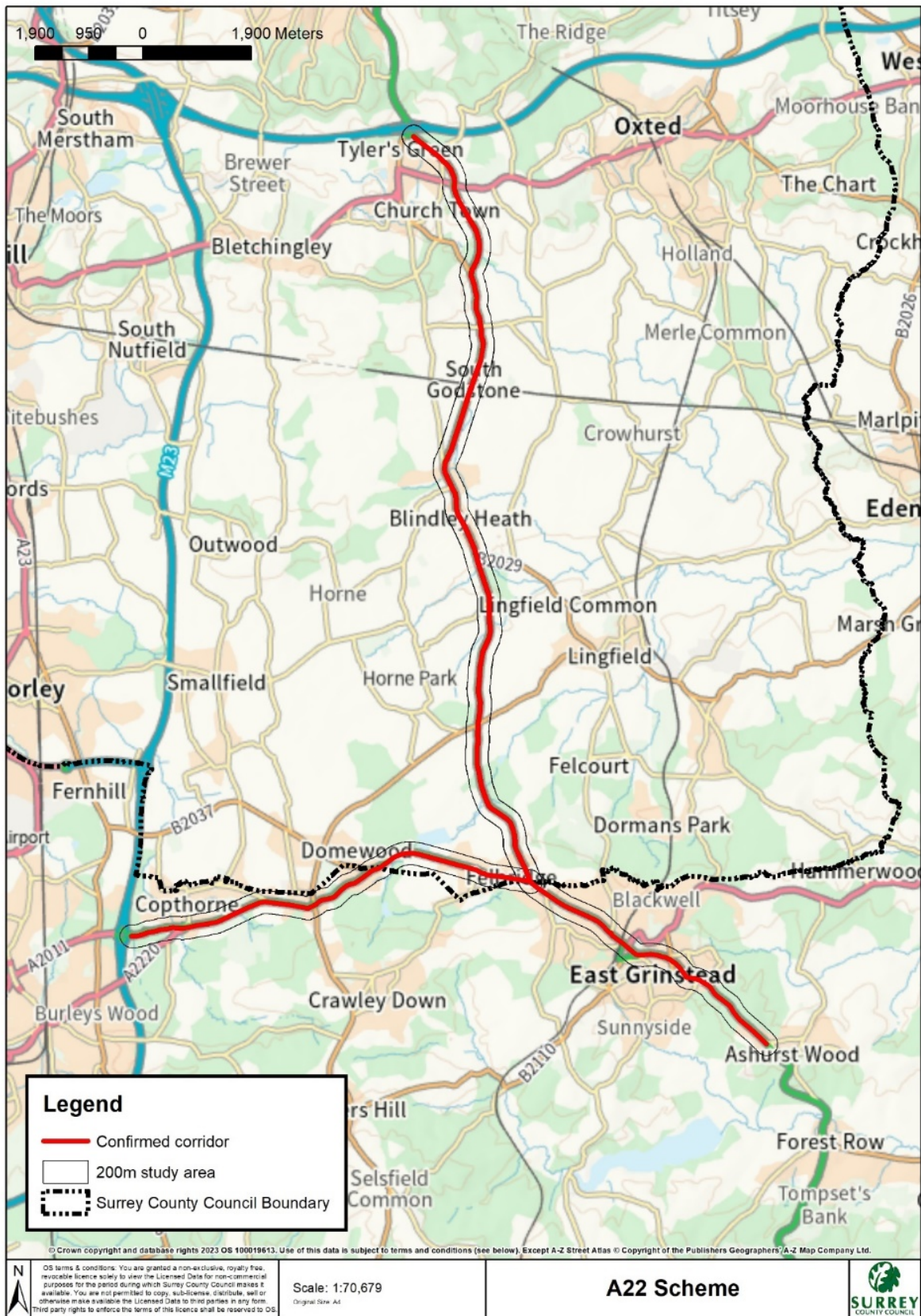
Appendix 1 – Map of study area

Background papers

None

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Appendix 1 – Map of Study Area



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TANDRIDGE DISTRICT COUNCIL

CIL WORKING GROUP

Minutes of the meeting of the Working Group held in the Council Chamber, Council Offices, Station Road East, Oxted on the 26th October 2023 at 2.00pm.

PRESENT: Councillors Blackwell, Bloore, Botten, C.Farr, Gaffney, Langton, Moore, Prew and Smith (via Zoom).

1. ELECTION OF CHAIR FOR THE REMAINDER OF 2023/24

Councillor Langton was elected Chair of the Working Group for the remainder of the 2023/24 municipal year.

2. DECLARATIONS OF INTEREST

In respect of Item 3 below:

Councillor Gaffney advised that she had been asked to support the Station Avenue, Caterham project in her capacity as a local councillor. This was before the CIL bid materialised, which she would consider afresh during the meeting and participate in any vote.

Councillor Moore advised that she had not been involved in the project to upgrade the Felbridge village playground project (which was in her Ward) and felt able to be objective in considering the CIL bid.

Councillor Langton advised that he was part of the Hurst Green Community Centre renovation project group and had assisted with the Association's CIL bid. Therefore, he would not participate in any vote on the application but would remain in the Chamber to assist with any discussion about the project.

3. APPLICATIONS FOR CIL FUNDS – NOVEMBER 2023

The Group had been provided with written copies of the completed application forms and officer assessments in respect of seven CIL applications, i.e.:

Project (in order of original officer ranking)	CIL requested
Tandridge District Council (public realm enhancements along Station Avenue, Caterham aimed at attracting new businesses and boosting economic growth / employment opportunities)	£1,236,500
Tandridge District Council (flood alleviation and enhancements of the open space and public amenities in Queens Park, Caterham)	£1,394,000
Hurst Green Community Association (design for the renovation / extension of the Hurst Green Community Centre)	£120,000
St Mary's School, Oxted (upgrading the community swimming pool)	£150,000
Lingfield Sports Association (installation of a drainage system to enable use of the Godstone Road playing field throughout the year)	£211,562
Oxted Business Improvement District, Love Oxted (delivery of a wayfinding strategy)	£78,728
Felbridge Parish Council (upgrading the village playground with new surfacing and equipment)	£71,600
Total CIL requested	£3,262,390

Officers advised that the current balance of available CIL funds (c.£2,500,000) was projected to increase during the remainder of the current financial year to a level which, coupled with underspends against previous CIL awards, would be sufficient to fund the above applications in full. The Chair asked Officers to prepare a cash flow forecast after the meeting to demonstrate this. Notwithstanding the funding position, Members favoured a prudent approach given the potential for subsequent high priority bids to emerge. The Group agreed that each application should be carefully considered on its merits and not necessarily supported in full on affordability grounds alone.

Representatives of each organisation gave presentations about their bids and responded to Members' questions.

Following the presentations, the Group discussed the merits of the bids and whether they should be supported in full, in part, or not at all. The key points to emerge were:

Station Avenue, Caterham - public realm enhancements

The Group acknowledged that the flood alleviation impact of permeable paving and hydrorock would be limited, but that economic regeneration was the main driver. Some concerns were raised that new investment could be vulnerable to flood damage.

The extent to which the community had been consulted about the project was discussed. The Caterham BID representative explained that engagement to date had been restricted to local businesses who fully supported the proposed works. A more widespread community consultation would be undertaken once architectural designs were available.

The extent to which other Caterham projects had received (or would be receiving) CIL funding was also taken into account, notwithstanding the extent of relatively recent new housing development in the area.

On balance, a 75% award was recommended.

Queens Park, Caterham – flood alleviation and open space / public amenity enhancements

Adjustments to the proposed flood alleviation measures in light of public consultation feedback were explained. Members were also advised about the rationale for undertaking such measures alongside the amenity enhancements.

While the flood alleviation scheme would be crucial in helping to reduce the impact of flooding throughout the Caterham Hill area, it would not have any significant bearing on the Valley given that floodwater on the Hill drained northwards towards Old Coulsdon.

Members were keen for enhanced WC facilities to be provided as part of the public amenity enhancements, either via the CIL award or other complementary funding streams. The widening of paths throughout the park (for disabled access purposes) was also identified as a priority. Subject to those provisions, the Group recommended that the bid be approved in full.

Hurst Green Community Association – design aspect of the Community Centre renovation project

The design element (for which CIL funding was being sought) represented 10% of the total estimated £1.2 million project cost. This would enable HGCA to submit a grant application to Your Fund Surrey (Surrey County Council). The YFS team had recently agreed to base its funding decision upon a Quantity Surveyor's cost estimate / RIBA stage 3, which meant that only a proportion of the £120,000 design cost would be required for now, pending completion of the full (RIBA stage 4) design work at a later stage.

Members considered that, subject to the YFS bid being successful, the CIL application be supported in full, with the £120,000 being released in two equal instalments.

St Mary's School, Oxted - upgrading the community swimming pool

The Group considered that community use of the pool was key to the question of CIL funding. In that respect, the extent to which the project could impact upon Freedom Leisure's customer base was discussed. A 66% CIL allocation was recommended, subject to conditions about the need for support from Your Fund Surrey and the school reporting on the extent of community use of the new pool.

Lingfield Sports Association - installation of a drainage system for the Godstone Road playing field

The much-needed drainage system would enable adult (men's) football to return to the playing field, together with the potential to host women's football and other sports throughout the year. The current drainage problems amounted to severe waterlogging of the playing surfaces (which did not impact upon neighbouring land) as opposed to flooding.

An effective drainage system was an essential prerequisite to improving the clubhouse (phase 2 of the Association's development plan).

The Group recommended that the bid be approved in full.

Oxted Business Improvement District, Love Oxted - delivery of a wayfinding strategy

The Oxted BID representatives explained the objectives of the project, namely new signage to make the town more welcoming and easier to navigate and to help overcome the Station Road East and West disconnect caused by the railway line. The Group recognised the potential benefits of the project but considered that greater contributions should also be sought from other sources, besides TDC and the BID. A 50% CIL allocation was recommended.

Felbridge Parish Council - upgrading the village playground

The Group recommended that the bid be approved in full.

The following general matters regarding the CIL allocation process were also discussed:

- justification for utilising CIL funds to augment the Council's capital programme;
- the rationale for supporting projects in areas with high levels of new housing development;
- a suggestion that analysis be produced to map CIL funded projects throughout the District, coupled with information about the location of recent housing growth;
- a suggestion that electronic copies of all supporting documents accompanying CIL applications be stored in a single location for Members to access; and
- the need for active engagement from the Surrey County Council's Flood Risk Management Team to help monitor the impact of flood alleviation works.

RECOMMENDED – that the following CIL allocations be ratified by the Planning Policy Committee:

Project	CIL allocation
<p>Felbridge Parish Council (upgrading the village playground with new surfacing and equipment).</p> <p>Total CIL applied for: £71,600</p>	<p>£71,600</p>
<p>Hurst Green Community Association (design for the renovation / extension of the Hurst Green Community Centre)</p> <p>Total CIL applied for: £120,000</p>	<p>£120,000 to be released in two phases, i.e.:</p> <ul style="list-style-type: none"> • £60,000 to be paid forthwith; and • the remaining £60,000 to be paid following confirmation that HGCA's associated grant application to Your Fund Surrey has been approved.
<p>Lingfield Sports Association (installation of a drainage system to enable use of the Godstone Road playing field throughout the year)</p> <p>Total CIL applied for: £211,562</p>	<p>£211,562</p>
<p>Oxted Business Improvement District, Love Oxted (delivery of a wayfinding strategy)</p> <p>Total CIL applied for: £78,728</p>	<p>£39,364 (50%)</p>

Project	CIL allocation
<p>Tandridge District Council (flood alleviation and enhancements of the open space and public amenities in Queens Park, Caterham)</p> <p>Total CIL applied for: £1,394,000</p>	<p>£1,394,000 (subject to confirmation that:</p> <ul style="list-style-type: none"> • enhanced WC facilities will be provided, either via the CIL award or other complementary funding streams; and • pathways throughout the park will be widened for disabled access purposes).
<p>Tandridge District Council (public realm enhancements along Station Avenue, Caterham aimed at attracting new businesses and boosting economic growth / employment opportunities)</p> <p>Total CIL applied for: £1,236,500</p>	<p>£927,375 (75%)</p>
<p>St Mary's School, Oxted (upgrading the community swimming pool)</p> <p>Total CIL applied for: £150,000</p>	<p>£100,000 (66%) (subject to:</p> <ul style="list-style-type: none"> • complementary funding from Your Fund Surrey being forthcoming; and • the school providing subsequent reports to the Council demonstrating the extent of community use.

The meeting closed at 7.00 pm.

Quarter 2 2023/24 Key Performance Indicators - Planning Policy Committee

Planning Policy Committee Thursday, 16 November 2023

Report of: Interim Development Management Manager

Purpose: For information

Publication status: Open

Wards affected: All

Executive summary:

This report includes information about the key planning performance indicators for quarter 2 (1 July – 30 September 2023). The Council is required to submit this data quarterly to the Department of Levelling Up Housing and Communities (DLUHC). It also contains information about current planning applications.

This report supports the Council's priority of:

Creating the homes, infrastructure and environment we need

Contact officer Mark Berry, Interim DM Manager
mberry@tandridge.gov.uk

Recommendation to Committee:

To review and note the Quarter 2 2023-2024 performance indicators and risks for the Committee.

Reason for recommendation:

To support the Committee in monitoring and managing performance.

Introduction and background

1. Performance reports are presented to each policy committee at the end of each quarter. This report is divided into two sections: the first is a summary of the position with regard to the statistics collected by DLUHC, and the second contains a broader performance update on the work of the in-house Planning Service.

Statistics collected by DLUHC

2. The following performance information has been submitted to DLUHC. With reference to the indicator descriptions, an "agreed extension of time" relates to when the applicant has given their consent to the local planning authority exceeding the Government's statutory target date for the determination of their application.
3. The performance statistics only cover applications for planning permission but exclude a whole range of other application types including prior approvals, lawful development certificates, pre-application advice, discharge of conditions and tree applications. They are the official statistics that the government monitors and on which our performance is judged.

Indicator	National Target	Last Quarter	Actual Q2
Percentage of decisions on major applications made within 13 weeks or within agreed extension of time	60%	100%	90%
Percentage of decisions on minor applications made within 8 weeks or within agreed extension of time	70%	85%	85%
Percentage of decisions on other applications made within 8 weeks or within agreed extension of time	70%	94%	90%

4. During quarter 2 there were 240 decisions, made on the following categories of applications:

Type of application	Total	Granted	Refused
Major applications	10	5	5
Minor applications	67	53	14
Other applications (incl. 180 householder)	163	150	13
Total decisions	240	208	32

5. Of the 10 major applications detailed in the table above 9 were decided within the agreed time.

6. Of the 240 decisions detailed above 214 were made within the statutory deadline or with an agreed extension of time.
7. Of the 67 minor applications, 57 were determined within the agreed time or within the agreed extension of time.
8. Of the 214 decisions, which still met the statutory deadlines with an agreed extension of time, around 65% (140) were householder applications.
9. These results are in line with DLUHC's required performance levels for planning applications and demonstrate the continued improved performance of the in-house planning service team.
10. Councils which decide fewer than 60% of major applications within the statutory deadline of 13 weeks or 70% of minor and other applications within the 8 week deadline may be liable to government intervention.

Planning service performance – reducing the backlog (including non-DLUHC statistics)

11. Work has continued during Q2 to further reduce the backlog of planning applications. Officers applied for funds from the Government's "Planning Skills Delivery Fund" which will assist in continuing with this good performance. Officers await confirmation of how much it may have secured.
12. The performance seen in the previous quarter has continued in Q2 where 240 planning applications were determined.
13. The following table shows the comparison between the figures reported to previous meetings and those prevailing at the time of writing (3 November 2023) there were:

Measure	22 June 2023 (Q4 of 22/23)	30 August 2023 (Q1 of 23/24)	3 November 2023 (Q2 of 23/24)
Undetermined planning applications	375	354	334
Undetermined Lawful Development Certificates	81	54	70
Undetermined Prior Notifications	13	14	14
Other outstanding submissions *	180	176	184
Cases waiting to be validated	148	41	42
Invalid applications	67	35	50
Cases more than one year old	32	40	49
Cases past their target date with no EOT	196 (52%)	186 (53%)	165 (49%)

* including pre-application advice cases, notifications, consultations, discharge of conditions and non-material amendments.

14. There has been a slight increase in the numbers of undetermined lawful development certificates. These do not impact upon the national performance standards but Officers are working on reducing these numbers by deploying more resources on the decision-making stage of the process. This should also help to reduce the overall number of planning applications that are more than one year old and the results will show in the Q3 statistics.
15. Of the 334 undetermined planning applications, 49 applications are currently more than one year old and 165 (i.e. 49%) were past their target determination date with no agreed extension of time. In most cases an extension of time will be requested and granted before a decision is made, thus keeping within the Government's performance target.
16. The validation timescales have been maintained at the substantially reduced levels compared with last year's poor performance which was caused principally by problems associated with the Civica software.

17. Officers aim to deal with applications in chronological order and within the statutory time limit but this is not always possible due to the reasons set out below:-
- Further information requested from the applicant.
 - Amendments being made to the application.
 - Specialist advice being sought.
 - Waiting for responses from key consultees.
 - The need to consult again once revised information is received.

18. On Enforcement, the caseload is as follows:

Measure	Quarter 1	Quarter 2
Enforcement cases opened	94	96
Enforcement cases closed	93	71
Total live enforcement cases at beginning of quarter	202	203
Total live enforcement cases at end of quarter	203	228

19. On Appeals, the performance has been as follows:

Measure	Quarter 1	Quarter 2
Planning appeal decisions	23 (11 allowed & 12 dismissed)	14 (5 allowed & 9 dismissed)
Enforcement appeal decisions	2 (2 allowed)	0
New Planning appeals received	26	30
New Enforcement appeals received	3	3
Live Planning appeals at beginning of the quarter	53 (3 Inquiries, 2 Hearings & 48 Written Reps)	48 (3 Inquiries, 1 Hearing, 35 Written Reps & 9 Householders)
Live Enforcement appeals at beginning of the quarter	14 (5 Inquiries & 9 Written Reps)	14 (3 Inquiries, 1 Hearing & 10 Written Reps)

Measure	Quarter 1	Quarter 2
Live Planning appeals at end of the quarter	41 (3 Inquiries, 1 Hearings & 37 Written Reps)	46 (2 Inquiries, 1 Hearings, 31 Written Reps & 12 Householders)
Live Enforcement appeals at end of the quarter	14 (4 Inquiries & 10 Written Reps)	16 (3 Inquiries, 2 Hearings & 11 Written Reps)

Key implications

Comments of the Chief Finance Officer

There are no direct financial implications from this report as it is presented for noting. Performance against specific KPIs may have a financial impact. Financial implications will be drawn out where relevant in the quarterly financial update report.

Comments of the Head of Legal Services

There are no direct legal implications arising from this report. The performance indicators measure how well the Planning Service is performing and help to plan for future service improvements.

Equality

This is a factual report with no implications for equalities.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

Appendix A – Planning Risk Register

Background papers

None

----- end of report -----

Appendix A- Planning Risk Register

Ref:	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update	On corporate risk register
P1	Implications of draft Tandridge Local plan 2033 being found unsound by the Inspector	<p>Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal.</p> <p>Risk of development coming forward in uncontrolled ad hoc manner resulting in poor quality development and inadequate infrastructure</p> <p>Additional pressures on DM and policy teams and ability to adequately resource.</p> <p>Additional costs associated with developing a new district wide plan.</p> <p>Potential significant delay in bringing forward new district wide plan as a result of Government slowness in introducing changes to the planning system. Inability to benefit from the use of transitional arrangements for plan making as a result.</p>	Chief Planning Officer Helen Murch	4	4	16	<p>Prepare strategy and work-programmes to mitigate impacts of Plan being found unsound.</p> <p>Continue to work with partners and statutory bodies where appropriate.</p> <p>Prepare key pieces of evidence to support DM and policy functions and the future preparation of a new local plan.</p> <p>Continue to assess CIL bids to help support infrastructure delivery</p> <p>Development of consistent language to be used in DM reports addressing policy weighting and approach to speculative Green belt applications.</p> <p>Updating and publication of Interim Housing Position Statement</p>	<p>Full Council has asked the Inspector to write his final report. Currently expected to be in receipt of this in early 2024.</p> <p>Work on understanding future work programmes commenced</p> <p>Some initial evidence base updating on former draft allocation sites being undertaken.</p> <p>Existing adopted policies continuing to be used to protect against speculative applications in the Green Belt and defend against poor development in the Green Belt and other locations.</p> <p>Planning applications will continue to be assessed against the adopted development plan.</p>	Yes
P2	Lack of five year housing land supply, including gypsy and traveller land	<p>Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal.</p> <p>Increase in pressure to identify and support sites to accommodate traveller and show people sites outside of plan making.</p> <p>Inability to demonstrate compliance with Equalities Act regarding provision for travellers and show people</p> <p>Increased risk from the NPPF presumption in favour of sustainable development.</p>	Chief Planning Officer Helen Murch	4	4	16	<p>Undertake Call for sites and update Brownfield Register and Housing and Economic Land Availability Assessment (HELAA).</p> <p>Prepare updated Housing Position Statement.</p> <p>Consultants commissioned to advise on status of former draft site allocations, housing supply and potential future strategy.</p> <p>Prepare AMR</p> <p>Prepare/adopt a robust housing trajectory,</p> <p>Update Gypsy and Travellers Accommodation Assessment</p> <p>Assess planning applications against the adopted development plan.</p> <p>Continue to robustly defend appeals.</p>	<p>Work programming and staff recruitment being undertaken to enable resourcing of mitigating actions</p> <p>Initial work on updating of TAA commenced.</p>	No
P3	Lack of capacity in planning team and issues with IT systems negatively impacts performance and delivery of service, such as determining applications within statutory timeframes and providing governmental statistical returns.	<p>Inappropriate use of officer time with focus having to be on minimising workload to cope, rather than on ensure quality outcomes in terms of service and placemaking. Inability to provide non-statutory services which are valued because of prioritisation of providing statutory services.</p> <p>Negative impact on staff health and wellbeing, often resulting in high staff churn.</p> <p>Potential risks of costs claims, complaints and legal challenges.</p> <p>Inappropriate use of officer time with focus having to be on minimising workload to cope, rather than on ensure quality outcomes in terms of service and placemaking.</p> <p>Inability to provide non-statutory services which are valued because of prioritisation of providing statutory services.</p> <p>Negative impact on staff health and wellbeing, often resulting in high staff churn.</p> <p>Potential risks of costs claims, complaints and legal challenges.</p> <p>Reputational damage.</p>	Chief Planning Officer, Helen Murch	4	4	16	<p>Retain, develop and nurture talent of current staff.</p> <p>Reduce reliance on temporary staff to develop a more stable team.</p> <p>Review recruitment practices and approaches, including recruiting and training apprentices and graduates.</p> <p>Recruit staff where there are specialist skills gap</p> <p>Seek additional funding from government to address gaps in staff and expertise</p> <p>Commission external review of IT systems in Planning</p>	<p>There is a national shortage of planning staff and recruitment of permanent planning staff remains a challenge for all councils.</p> <p>This is a risk the Council has to tolerate, but developing more innovative ways to recruit and retain staff should lead to a more stable team and less reliance on temporary staff.</p> <p>There are several vacancies in the current team structure which are being recruited to.</p>	No
P4	Risk of the building control partnership dissolving		Chief Executive David Ford	1	4	4	<p>Quarterly partnership board meetings.</p> <p>Planning leadership team meetings.</p> <p>Regular communications in place with relevant heads of service at partner authorities.</p> <p>Allocated Finance business partner.</p> <p>Performance monitoring in place (for Board and TDC).</p> <p>Partnership authorities committed to reviewing the current inter-authority agreement.</p>	<p>The risk of the partnership dissolving is mitigated by engaging with member authorities through a cycle of effective meetings where all parties understand the benefits of partnership working.</p> <p>Detailed KPIs, Risk Register, Business Plan and future direction of travel are all reported and debated through the partnership Board.</p>	No

Risk matrix

Likelihood	Very Likely	4	4	8	12	16
	Likely	3	3	6	9	12
	Possible	2	2	4	6	8
	Unlikely	1	1	2	3	4
			1	2	3	4
			Low	Medium	High	Very High
			Impact			

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Quarter 2 2023/24 Budget Monitoring - Planning Policy Committee

Planning Policy Committee Thursday, 16 November 2023

Report of: Chief Finance Officer (Section 151)

Purpose: To note the 2023/24 Quarter 2 / Month 6 (September) financial position of the Committee and take associated decisions.

Publication status: Unrestricted

Wards affected: All

Executive summary:

This report presents the 2023/24 Quarter 2 / Month 6 (September) financial position of both revenue and capital for the Committee.

This report supports the Council's priority of: Building a better Council/ Creating the homes, infrastructure and environment we need / Supporting economic recovery in Tandridge/ Becoming a greener, more sustainable District

Contact officer Mark Hak-Sanders, Chief Finance Officer (S151)
mhaksanders@tandridge.gov.uk

Recommendation to Committee:

That the Committee's forecast revenue and capital budget positions as at Quarter 2 / M6 (September) 2023/24 be noted.

Reason for recommendation:

The Council has a duty to ensure that its expenditure does not exceed resources available. The medium-term financial outlook remains uncertain and so the Council must continue to take steps towards growing its financial resilience, including building reserves to a sustainable level.

It is essential, as a matter of prudence that the financial position continues to be closely monitored. In particular, Members must satisfy themselves that sufficient mechanisms are in place to ensure both that the overall revenue budget is delivered, and that any new expenditure is contained within the available resources.

Finance have committed to bringing quarterly financial monitoring updates to each Committee to ensure that all Members are aware of the financial position of the services within their remit, as context for decisions needed to mitigate any variance to budget and in terms of the effect on the developing budget for 2024/25.

The consolidated position for quarter 2 will be reported to Strategy & Resources Committee on the 30 November 2023.

Introduction and background

1. The 2023/24 Planning Policy Committee Revenue budget was approved at £1,297k by Full Council on 9th February 2023. This budget excluded the 2023/24 approved pay award, of which £41k is allocated for Planning Policy Committee, bringing the Committee's total budget to £1,338k.
2. The 2023/24 Planning Policy (Community Infrastructure Levy) Capital Budget was approved at £0.5m by Council on 9th February 2023, with phasing reviewed during the September Committee cycle.

3. Revenue Headlines

At quarter 2 / M6 (September) Planning Policy Committee is forecasting a £419k full-year overspend (M3 £197k overspend). The overall overspend is mainly due to:

- **£93k Planning Application and Advice negative variance at year end** (M3 £4k positive) based on the following:

£222k overspend on salaries (M3 £86k over) due to reliance on contract staff for longer than originally anticipated, as well as future fee increases.

£42k overspend on running costs (M3 £47k over) related mainly to third party external consultant advice including retail impact assessments and highways matters.

(£171k) surplus (M3 £136k surplus) on planning application fee and expected planning performance agreement income. It is expected that fee income will be supported by income from some major sites where planning applications are anticipated.

- **£133k Enforcement overspend (M3 £11k)**. £144k salary overspend (M3 £21k over) due to reliance on contract staff offset by one-off lower running costs (£10k, M3 £10k under) and a small amount of income.

- **£130k Appeals overspend (M3 £132k over)** due to a change in the forecast Appeals provision, based on doubling the 2022/23 provision, and application of the prior provision where associated expenditure is realised in year.
- **£52k Gatwick DCO overspend (M3 £27k over)** associated with consultant commission for bespoke assessment of air quality and noise impacts on Tandridge arising from Gatwick Airport Northern Runway project. Approved by Planning Policy Committee in March and Sept 2023.
- **£11k overspent (M3 £31k over) Land Charges and Street Naming & Numbering.** Land Charges income worse than budget caused by transient external pressures of rising inflation and high interest rates. Officers will closely monitor search numbers/income whilst delivering new initiatives to improve and promote the service. Includes an expected Government grant of £20k to facilitate Land Charges LLC1 data migration to central government.

4. Capital Programme Update

At quarter 2, the Planning Policy (CIL) capital allocation is a forecast spend of £0.1m, with slippage of £0.4m. Further details are set out in Appendix A. As this is CIL funded it has no General Fund impact. Further work is underway to refine the process of CIL forecasting.

Key implications

Comments of the Chief Finance Officer

The Section 151 Officer confirms the financial information presented in this report has been based on reasonable working assumptions taking into account all material, financial and business issues and risks. The key financial implications at this stage are captured in the body of the report.

Comments of the Head of Legal Services

It is essential, as a matter of prudence, that the financial position of services continues to be closely monitored. In particular, Members must satisfy themselves that, across the Council, sufficient mechanisms are in place to ensure both that savings are delivered and that new expenditure is contained within the overall available resources. Accordingly, any proposals put forward must identify the realistic measures and mechanisms to produce those savings.

Under S28 of the Local Government Act 2003, a local authority must review its budget calculations from time to time during the financial year and take appropriate action if there is any deterioration in its budget. This report satisfies this statutory requirement.

Equality

There are no equality implications associated with this report.

Climate change

There are no significant environmental / sustainability implications associated with this report.

Appendices

Appendix A – Committee’s M6 (September) 2023 Financial Report and supporting data

Background papers

- 2023/24 Draft General Fund Budget and Medium-Term Financial Strategy – Planning Policy Committee 19th January 2023
- 2023/24 Final budget and MTFS - Strategy and Resources Committee 31st January 2023
- 2022/23 Budget – Outturn Report – Strategy and Resources Committee 29th June 2023
- Quarter 1 2023/24 Budget Monitoring - Planning Policy Committee Thursday, 21 September 2023

----- end of report -----

Appendix A – Quarter 2 - 2023/24 Financial Report - Planning Policy Committee

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Mark Hak-Sanders
Chief Finance Officer (S151)

November 2023

Revenue Commentary – Planning Policy Committee

2022/23		Forecast Annual	Outturn	Change	One-off	Ongoing	
Outturn		Qtr 2	Budget	Variance	from Qtr 1	events	Pressures
£k		£k	£k	£k	£k	£k	£k
409	Planning Applications & Advice	484	391	93	97	4	89
324	Planning Strategy & Policy Guidance	332	332	0	0		
259	Enforcement	372	239	133	122	133	
	Appeals	210	80	130	(2)		130
95	Tree Preservation & Advice	100	100	0	0		
-	Community Infrastructure Levy (CIL)	2	2	0	0		
182	Local Development Plan - Evidence	178	178	0	0		
2	Gatwick Airport DCO	52	0	52	25	52	
(11)	Land Charges and Street Naming	27	16	11	(20)		11
1,259	Planning	1,757	1,338	419	222	189	230

Note – the forecast currently assumes that the budgets for the local plan and other planning policy team matters are spent in full in 2023/24 or remain ringfenced to the local plan if not.

This ensures that funding approved for such matters is retained to meet uncertain future costs and not used to offset overspends elsewhere in the budget.

Planning Policy Committee overspend £419k. Change: £222k from M3. The variance mainly comprises of:

- **£93k Planning Application and Advice overspend** Change: £97k from M3, negative variance at year end predicted based upon the following:
 - £222k overspend on salaries (M3 £86k over) due to reliance on contract staff for longer than originally anticipated. £42k overspend on running costs (M3 £47k over) related mainly to third party external consultant advice including retail impact assessments and highways matters.
 - (£171k) surplus (M3 £136k surplus) on planning application fee and expected planning performance agreement income. It is expected that the budget will be supported by income from some major sites where planning applications are anticipated, as well as future fee increases.
- **£133k Enforcement overspend** Change: £122k from M3, predicted. £144k salary overspend (£21k over in M3) due to reliance on contract staff offset by one-off lower running costs (M3 £10k under) and a small amount of income.
- **£130k Appeals overspend** Change: (£2k) from M3, due to a change in the forecast Appeals provision, based on doubling the 2022/23 provision, and application of the prior provision where associated expenditure is realised in year.
- **£52k Gatwick DCO overspend** Change: £25k from M3, associated with consultant commission for bespoke assessment of air quality and noise impacts on Tandridge arising from Gatwick Airport Northern Runway project. Approved by Planning Policy Committee in March and Sept 2023.
- **£11k Land Charges and Street Naming & Numbering overspend.** Change: (£20k) from M3. Land Charges income worse than budget caused by transient external pressures of rising inflation and high interest rates. Officers will closely monitor search numbers/income whilst delivering new initiatives to improve and promote the service. Includes an expected Government grant of £20k to facilitate Land Charges LLC1 data migration to Central Government.

Revenue Risks

These risks have not been included in the budget monitoring position unless otherwise stated

Committee	Outline of Risk	Mitigation	Range Max - Min £k
Planning	The need for externalising work may increase now that the Local Plan has been found unsound with more appeals requiring external legal output.	Monitor and report, taking commensurate actions where opportunities arise	
Planning	Unexpected fall of in planning application fee income, driven by the national economic situation	Monitor and report, taking commensurate actions where opportunities arise	

Capital Budget – Planning Policy Committee (CIL)

Service	Annual Budget 2023-24 £k	Forecast M6 2023/24 £k	Variance M6 2023/24 £k	Nature of Variance	
				Variance Overspend/ (Underspend) £k	Variance Acceleration/ (Slippage) £k

Planning Policy					
Capital contributions to third parties from CIL	500	104	(396)	0	(396)
Total Planning Policy	500	104	(396)	0	(396)

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- The Capital Budget was approved by Full Council on 9th February 2023 at £500k.
 - The request for Capital carry forwards of £2,108k from 2022/23 was approved in the S&R Committee on 29th June 2023.
 - The total available budget for 2023/24 was therefore £2,608k.
 - Due to match funding and project delivery delays, £2,108k slippage in the projected scheme expenditure was requested to be carried forward to 2024/25. This is normal practice with grant allocations. This was approved in the S&R committee on 28th September 2023.
 - The budget 2023/24 now stands at £500k.
 - The budget has been reviewed for deliverability at M6 with a forecast variance - slippage of (£396k)