

London Borough of Croydon

Statement of Compliance

For the submission of the revised Croydon
Community Infrastructure Levy Draft Charging
Schedule for examination

November 2025

1. Introduction

1.1. This statement has been prepared to demonstrate how the London Borough of Croydon (the Council) has complied with requirements set out in the Planning Act 2008, the Community Infrastructure Levy Regulations 2010 (as amended) in relation to the submission of its CIL draft charging schedule for independent examination.

1.2. The Council, as the charging authority, considers that:

- a) the Council has complied with the legislative requirements set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended);
- b) the draft charging schedule is supported by background documents containing appropriate available evidence;
- c) the Council has undertaken an appropriate level of consultation;
- d) the proposed charging rates are informed by, and consistent with, the evidence on viability across the borough of Croydon; and
- e) the proposed charging rates would not undermine the deliverability of the adopted Croydon Local Plan 2018 and its partial review.

1.3. Table 1 demonstrates how the legislative requirements listed in paragraph 1.2 have been met.

2. Statement of Compliance

Table 1 Response to legislative requirements

Legislative Reference	Requirement	Compliance
Planning Act 2008 Section 206 – The charge	Specifies that a local planning authority is the charging authority for an area and may charge a CIL in respect of the development of land.	The Croydon Council is the local planning authority and the charging authority for the London Borough of Croydon and introduced a CIL charging schedule in 2013.
Planning Act 2008 Section 211 – Amount	Requires a charging authority to issue a charging schedule, setting rates, or other criteria, by reference to which the amount of CIL chargeable in respect of development in its area is to be determined. These rates should be set having regard to the actual and expected costs of infrastructure, matters specified by the CIL Regulations relating to the economic viability of development and other actual and expected sources of funding for infrastructure. A charging authority may consult, or take other steps, in connection with the	The Council has produced and submitted a revised LBC-01 Croydon CIL draft charging schedule which sets out the rates for different types of development liable for CIL, set at pounds per square metre. The proposed revised charging rates has had regard to the following appropriate evidence: • <i>LBC-02 Viability Review Report (BNPPRE, March 2024)</i> – prepared to test the economic viability of different development typologies and their ability to accommodate alternative amounts of CIL to the rates contained in the adopted CIL charging schedule 2013, alongside policies in the

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	preparation of a charging schedule (subject to CIL Regulations). A charging authority must use appropriate evidence to inform the charging authority's preparation of a charging schedule.	Croydon Local Plan 2018 and the 2024 partial review. • <i>LBC-03 Croydon Infrastructure Delivery Plan 2025 (IDP)</i> – lists the local and regional infrastructure needed to support growth in the borough between 2020 and 2040, including identifying the expected source of funding and priority for each item. • <i>LBC-04 Croydon Infrastructure Funding Gap Statement 2025</i> – collates the aggregate funding gap identified in the Croydon IDP 2025 and demonstrates the amount of additional funding needed to deliver the local infrastructure identified for the borough. The Council published the draft charging schedule, supporting evidence (as listed above) and the LBC-05 Statement of Representation Procedure for statutory consultation in accordance with the CIL Regulations, regulation 16. Further details can be seen in LBC-07 Statement of Consultation (October 2025).
CIL Regulations 2010 (as amended) Regulation 12 – Format and content of charging schedules	Requires a draft charging schedule incorporating specific information to be submitted for examination.	The LBC-01 draft charging schedule submitted for examination contains: • The name of the charging authority • The rates by which CIL will be chargeable in the authority's area set at pounds per square metre, for different uses. • Identifies the location and boundaries of the charging zones on a map based on an Ordnance Survey map, showing National Grid lines and reference numbers. • Includes an explanation of how the chargeable amount will be calculated.
CIL Regulations 2010 (as amended)	Allows a charging authority to set differential rates based on different development zones, different intended uses, and different intended	The adopted Croydon CIL Charging Schedule 2013 introduced differential rates for the Croydon Metropolitan Centre (CMC) and Rest of Borough

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Regulation 13 – Differential rates	development sizes (gross internal area or no. units).	zones as shown on the CIL Charging Zones Map. LBC-01 draft charging schedule does not propose any changes to the boundaries of the zones. The draft charging schedule does however propose changes to the development types specifically identified in the schedule, such as student housing.
CIL Regulations 2010 (as amended) Regulation 14 – Setting Rates	Requires that in setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike an appropriate balance between: a) the desirability of funding from CIL (in whole or in part) the actual and expected total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of developments across its area. In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL in accordance with regulation 61. Additionally, the potential effects of the imposition of CIL on the economic viability of development (in accordance with paragraph (1)(b)), a London	The Council commissioned BNP Paribas Real Estate (BNPPRE) to undertake a Viability Review Report (LBC-02) to review the charging rates to ensure they are still appropriate given the current market conditions, development viability and the growth planned in the Local Plan partial review. The study confirmed that the requirements for setting rates in a charging schedule as per the CIL Regulations 2010 (as amended) regulation 14 could be achieved, i.e. that the suggested charging rates strike an appropriate balance between the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding, and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area. Based on the evidence the Council proposed the rates set out in the revised CIL draft charging schedule. In setting its rates, the Council has considered the Mayoral CIL and expected administrative expenses in relation with CIL.

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	borough council must take into account the rates set by the Mayor. Clarifies that a charging authorities draft infrastructure list in appropriate evidence to inform the preparation of a charge.	The LBC-03 IDP formed the evidence base to support the proposed CIL draft charging schedule (LBC-01). The first iteration of the IDP document formed part of the supporting evidence of the Croydon Core Strategy 2013 and subsequent iterations in the 2018 Local Plan partial review, which were considered by an independent inspector during public examination. In accordance with the National Planning Policy Guidance, the IDP is not intended to be re-examined as part of the proposed changes to the CIL charging schedule.
CIL Regulations 2010 (as amended) Regulation 16 – Publication of a draft charging schedule	Specifies the consultation requirements in respect of the CIL draft charging schedule.	The LBC-07 Statement of Consultation sets out how the Council undertook statutory consultation in accordance with the legislative requirements as well as the Croydon Statement of Community Involvement November 2024.
CIL Regulations 2010 (as amended) Regulation 17 – Representations relating to a draft charging schedule	Clarifies that any person may make a representation within the specified consultation period, and that those consultation responses must be taken into account before the charging schedule is submitted for examination.	The LBC-07 Statement of Consultation demonstrates that any person was welcomed to make a representation during the consultation period. It includes a summary of representations made on the CIL draft charging schedule during the statutory consultation process, and additionally how the Council has taken the responses into account before the charging schedule was submitted for examination.
CIL Regulations 2010 (as amended) Regulation 19 – submission of documents and information to the examiner	Specifies the documentation that should be submitted for the purposes of examination, including a statement setting out the representations made, and a summary of how the representations have been taken into account.	The Council has submitted the following documents for examination: • LBC-01: Croydon CIL Draft Charging Schedule – April 2025 • LBC-02: CIL Viability Review Report – March 2024 • LBC-03: Croydon Infrastructure Delivery Plan – 2025 • LBC-04: Croydon Infrastructure Funding Gap Statement – April 2025

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	Specifies how charging authorities should go about notifying people of the examination. Sets out where the charging authority modified the draft charging schedule after it was published in accordance with regulation 16, the charging authority must send a copy of the statement of modifications to each of the persons invited to make representations under regulation 16.	• LBC-05: Statement of Representations Procedure – April 2025 • LBC-06: Copies of representations to the CIL Draft Charging Schedule – November 2025 • LBC-07: Statement of Consultation – November 2025 • LBC-08: Statement of Compliance – November 2025 As soon as practicable after the submission of the draft charging schedule for examination, the Council will: • Make the submission documents available for public inspection • Publish the submission documents on the Council's Get Involved engagement webpage. • Publish a Statement of Fact outlining where documents are available for viewing. • Notify everyone who were invited to make representations, that the draft charging schedule has been submitted for examination. No modifications following the regulation 16 statutory consultation have been proposed.