
REPORT TO:	Finance and Management Committee	AGENDA ITEM: 9
DATE OF MEETING:	21st February 2006	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN
MEMBERS' CONTACT POINT:	Gill Hague 595742	DOC:
SUBJECT:	Planning Gain Supplement in place of part of Section 106 Agreements Consultation by HM Treasury, HM Revenues & Customs (HMRC) and Office of the Deputy Prime Minister.	REF:
WARD(S) AFFECTED:	All	TERMS OF REFERENCE:FM14

1.0 Recommendation

1.1 That subject to any changes made at Committee, Members agree the following text as the Council's response to a consultation document proposing the introduction of a Planning Gain Supplement:

'The Council's approach in recent years to working in partnership with developers to achieve planning gain through Section 106 agreements has been very successful. The Council has a good system in place to negotiate infrastructure improvements and local Members are best placed to determine the local needs for education, health and leisure facilities and other benefits that came from the current arrangements to South Derbyshire. The Council does not wish to subsidise other authorities in the region that are less successful.

Proposals under this consultation would undermine the current arrangements and provide a bureaucracy for top slicing of funding. The Council needs to think of the interests of its own area and South

Derbyshire would lose out under these proposals. Having paid a Planning Gain Supplement developers would be less willing to enter into negotiations under a Section 106 Agreement to cover other items that may be of importance to the local community but not covered by the Planning Gain Supplement.

2.0 Purpose of Report

- 2.1 To seek Member's agreement to a response to a consultation document from the Office of the Deputy Prime Minister regarding the introduction of a Planning Gain Supplement.

3.0 Detail

- 3.1 Members of Environmental and Development Services Committee at its meeting on 2nd February 2006 considered a report regarding a proposal to introduce a Planning Gain Supplement. The Committee wished to give all Members of the Council the opportunity to contribute towards the response to the ODPM. It was agreed to circulate a draft response to all Members to enable their input and that the matter be considered further at a meeting of the Finance and Management Committee.
- 3.2 The recommended text contained in paragraph 1.1 above is based upon the comments made by Members of the Environmental & Development Services Committee. It has been circulated to all Members of the Council with a request that they forward any changes or additions to the Chair of the Finance & Management Committee, so that they can be raised at that Committee in order for a final response to be agreed.
- 3.3 The response must be forwarded to ODPM by 27th February 2006.

4.0 Financial Implications

- 4.1 The proposed Planning Gain Supplement could result in a reduction in financial contributions from developers towards infrastructure and other services and facilities.

6.0 Community Implications

- 6.1 Implementation of a Planning Gain Supplement could result in a lack of or lower standard of services and facilities within new developments.

7.0 Background Papers

- 7.1 Agenda item 14 - Environmental and Development Services Committee
2nd February 2006.

