

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 22 NOVEMBER 2016**

**DEVELOPER CONTRIBUTION MONITORING**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report provides Committee with an update of monitoring undertaken by the Planning Obligations Monitoring Group and provides an indication of potential income from developer contributions in respect of planning applications submitted between 1997 and 2016. It also provides an update of contributions that have been received to date.

**1. RECOMMENDATION**

It is recommended that Committee note: -

- (i) the potential income from financial contributions in respect of planning applications received between 1997 and 2016 where there has been a resolution to grant planning permission or where planning permission has been granted;
- (ii) that further reports updating the position in relation to receipt of financial contributions and subsequent spend of those contributions will be provided on a quarterly basis.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ COPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. BACKGROUND**

3.1 Planning Obligations, formerly known as planning agreements or Section 75 Agreements, are utilised in the planning process where they can be used in planning applications to overcome obstacles to the grant of planning permission when this cannot be achieved by the use of planning conditions. The basis for Planning Obligations is contained within the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006. Planning Obligations are most commonly used where the planning authority consider that an Obligation should be sought in relation to land use matters but can also be unilaterally proposed by a person in respect of land that they own or control. Financial contributions in respect of planning applications can also be secured through Section 69 of the Local Government (Scotland) Act 1973.

3.2 Planning Obligations required under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) are generally used when there are or would be infrastructure deficiencies which require to be mitigated as a result of a proposed development contained within a planning application. In Angus current practice illustrates that Planning Obligations relate largely to affordable housing provision, education provision, open space provision, public transport and road infrastructure improvement, provision of restoration bonds for development such as quarries, and control over occupation of dwellings, in particular control of agricultural essential worker housing. The Scottish Government has, through planning circulars, set out policy tests in relation to the type and scale of negotiated Planning Obligations. Essentially, in seeking to secure Planning Obligations, planning authorities are advised that such obligations should be necessary, serve a planning purpose, be related to the proposed development and be fair and reasonable in scale and kind to the proposed

development. The development plan framework for Angus, namely TAYplan and the Angus Local Development Plan, provides the policy context for Planning Obligations. This is augmented by the Developer Contributions & Affordable Housing Supplementary Guidance, approved by Angus Council on 8 September 2016 (Report No 331/16 refers). The guidance sets out the overall framework for contributions and sets out specific contributions required on an area basis. This document will therefore provide greater certainty for all parties. That document has been submitted to Scottish Government and it is anticipated that it will be approved by the end of November 2016.

- 3.3 Report 716/12 advised that the Planning Service has established a Planning Obligation Monitoring Group (POMG) principally in order to monitor receipt of financial contributions secured through Planning Obligations. The POMG comprises officers from the Planning Service as well as officers from relevant service departments who are involved in both identifying the requirement for contributions and for their spend on appropriate projects. That report undertook to update Committee on receipt of monies.
- 3.4 Information on spend from those contributions will be reported to the relevant service Committees as appropriate. However, going forward it is proposed to report spend of monies secured through Planning Obligations to Development Standards Committee. The POMG has commenced work on the identification of this spend and information on this will be included in subsequent reports.
- 3.5 The last update to the Development Standards Committee was provided in Report 128/16. A summary of the update since that time will be provided in this report.

#### **4. DISCUSSION**

- 4.1 The POMG meets on a regular basis and continues to compile a detailed record of those financial contributions required in association with planning applications through either Section 75 of the Town and Country Planning (Scotland) Act 1997 or Section 69 of the Local Government (Scotland) Act 1973.
- 4.2 Committee should note that payments in respect of Planning Obligations secured through Section 75 of the Town and Country Planning (Scotland) Act 1997 are generally not required to be paid until a development has commenced or unless a specific trigger has been met thereafter. As some developments may never commence the payment may therefore never be due. Similarly, there is provision for applicants' to make an application to have a Planning Obligation modified or discharged after it has been concluded. Accordingly caution must be exercised in respect of 'potential income' as it may ultimately not be realised if the development does not commence or in the event that terms of an existing Planning Obligation is modified or discharged.
- 4.3 For planning applications submitted between 1 January 1997 and 9 November 2016 potential financial contributions amounting to £9,660,945 could be accrued. This is broken down as follows: -

**Table 1**

	<b>Potential Income</b>	<b>Payments Received</b>	<b>Overdue</b>	<b>Payments Not Yet Due</b>
<b>Open Space</b>	£605,345	£207,500	£4,000	£393,845
<b>Affordable Housing</b>	£1,146,650	£798,400	£0	£348,250
<b>Education</b>	£7,426,450	£637,850	£0	£6,788,600
<b>Roads</b>	£150,500	£150,500	£0	£0

<b>Community Facilities</b>	£332,000	£92,000	£0	£240,000
<b>Totals</b>	<b>£9,660,945</b>	<b>£1,886,250</b>	<b>£4,000</b>	<b>£7,770,695</b>

- 4.4 The Planning Service is continuing the process of reviewing Planning Obligations to identify those where financial contributions are outstanding and pursuing payment as appropriate. It is confirmed that the Planning Service is actively seeking resolution of the overdue amount identified in Table 1 above. On this occasion the amount outstanding relates to one Planning Obligation.

## 5. RISKS

There are no risks associated with the recommendations contained in this report.

## 6. FINANCIAL IMPLICATIONS

There are no financial implications arising from the recommendations contained in this report.

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

**REPORT AUTHOR: VIVIEN SMITH**  
**EMAIL DETAILS: [PLANNING@angus.gov.uk](mailto:PLANNING@angus.gov.uk)**

**DATE: 14 NOVEMBER 2016**