

Body: CABINET

Date: 14 December 2005

Subject: EAST SUSSEX COUNTY COUNCIL'S INTERIM SUPPLEMENTARY PLANNING GUIDANCE (SPG) – "A NEW APPROACH TO DEVELOPMENT CONTRIBUTIONS" (OCTOBER 2003)

Report of: Director of Economy, Tourism And The Environment

Ward: All

Purpose: To update Members on the implementation of the guidance following a further 12 month trial period.

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Recommendation: Members are recommended to adopt the Interim Guidance.

1.0 Introduction

- 1.1 At a meeting of Cabinet and Planning and Licensing Committee in December 2003, Members were updated on the content of the Interim Supplementary Planning Guidance on development contributions towards County Council infrastructure and facilities and were informed of the amendments made to the draft document following public consultation.
- 1.2 As a result of the amendments made to the draft Supplementary Planning Guidance (SPG), Members adopted the Interim Guidance for a trial period of 12 months, in order to monitor and review implementation of the guidance, as there was some concern that it could lead to increased pressure on this Council's existing planning and legal resources. Members were then updated on the implementation of the guidance in December 2004 and it was adopted for a further 12 months.
- 1.3 A minimum development threshold of 15 dwellings means that initial concerns about the number of planning applications requiring S.106 Agreements have been allayed. In December 2003 it was estimated that the County Council would seek contributions from a maximum of only 17 applications per year.
- 1.4 However, analysis of Development Control statistics over the last 12 months has confirmed that the actual number of planning applications where the County Council has sought development contributions on residential developments of over 15 units is only 2 and in the previous 12 months this total was also 2. Therefore in reality, the number of

applications requiring contributions towards County Council infrastructure and facilities has been far lower than was expected.

2.0 Consultations

2.1 As this report is for information purposes regarding implementation of the Interim Guidance over the last twelve months, no consultation was necessary.

3.0 Environmental Implications

3.1 East Sussex County Council consider that the Interim Supplementary Planning Guidance "New Approach to Development Contributions" will help to ensure development can be accommodated in a manner that respects the environment.

4.0 Human and Financial Resources Implications

4.1 Original concerns over the impact of the proposal on human resources have not been realised. Therefore, there are no significant staffing or financial implications as a direct result of this report.

5.0 Other Implications

5.1 The provision of development contributions is likely to have a positive impact for youth, anti-poverty and community safety. There are no human rights implications as a result of this report.

6.0 Conclusion

6.1 This report updates Members on the implementation of East Sussex County Council's Interim Supplementary Planning Guidance on development contributions towards County Council services and infrastructure following a further 12 month trial period. Analysis of Development Control statistics has confirmed that during the last year development contributions towards County Council services and infrastructure have only been sought in respect of two planning applications. This was also the case in 2003. Resource implications are therefore significantly less than originally thought and as such, Members are recommended to adopt the Interim Guidance.

Background Papers:

The Background Paper used in compiling this report was as follows:

Interim Supplementary Planning Guidance: "A New Approach to Development Contributions" (October 2003)

Minutes of Cabinet – 18 December 2003

Minutes of Planning and Licensing Committee – 9 December 2003

Minutes of Cabinet – 15 December 2004

Minutes of Planning and Licensing Committee – 7 December 2004

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.
