



RTPI

mediation of space · making of place

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Mr Paul Martin
Planning: Economic and Social Policies Division
Communities and Local Government
Zone 4/J4
Eland House
Bressenden Place
London SW1E 5DU

28 February 2007

Our ref: Policy P20070202

Dear Mr Martin

PLANNING GAIN SUPPLEMENT CONSULTATIONS: ROYAL TOWN PLANNING INSTITUTE RESPONSE

Please find attached a copy of the RTPI response to the following consultations:

- Changes to Planning Obligations: a Planning-gain Supplement Consultation, DCLG 2006
- Paying PGS: a Planning-gain Supplement Technical Consultation Paper, HMRC 2006
- Valuing Planning Gain: a Planning-gain Supplement Consultation Paper, HMRC 2006

Following detailed consultations with many stakeholders and evaluations undertaken for us by the law firm Halliwells LLP, RTPI has concluded that the PGS is not capable of implementation in the form described in these papers. Our reasoning is set out in the attached paper in response.

However, our policy team and the commercial tax department at Halliwells have endeavoured to put forward and evaluate options for changes to the proposals. Some of these options also have the merit of working closely with the ongoing development of infrastructure planning processes for housing growth, a topic on which we have had a number of discussions with HM Treasury. We would be very happy to assist any of the involved government departments and agencies with further concept development and evaluation.

I trust that the above is clear. Please contact me on 020 7929 9478 if you require any further information.

Yours sincerely,

DIGITALLY SIGNED BY RYND SMITH
not for unauthorised use

Rynd Smith
Head of Policy & Practice