



Developer Contributions

Summary Leaflet

Swindon Borough Council adopted its Developer Contributions Development Control Guidance Note and accompanying daughter documents on the 12th September 2006. The guidance is a material consideration in the determination of planning applications.

The guidance outlines the need for essential infrastructure provision as a result of new residential development in Swindon Borough. It also quantifies this need, identifies costs and calculates contributions for such infrastructure provision. At the current time it does not outline requirements for Highways infrastructure or one off unique payments that may be necessitated by a development. These will be required in addition to the contributions outlined in the Guidance Note.

The Council require contributions from all new residential development and as such all applications will be subject to this guidance. Circumstances that may result in an application being eligible for discounted or reduced contributions are detailed in the full guidance, available at <http://www.swindon.gov.uk/developmentcontrolguidancenotes>. Where the level of contribution raises concerns about viability, an independent valuation report is required, up front, on submission of the application.

By clicking on the Section 106 Calculator from the link above you can calculate the **maximum** level of contribution you will be expected to make in line with your application. Model unilateral undertakings and Section 106 agreements, prepared by our Legal Department, are also available from this link.

If an application for residential development is to be approved you **must submit with the planning application** (and preferably with the pre-application submission as well);

- Proof of Title - proof of ownership of the property and/or land. Because planning obligations run with the land, all owners, lessees and mortgagees must be signatories
- a draft unilateral undertaking or Section 106 agreement.
- all other requirements outlined by the application form checklist

Incomplete applications are likely to be refused.

For information or advice please contact

General Enquiries	Emma Trewhella (01793) 466407	etrehwella@swindon.gov.uk
Development Management	Martin Trewhella (01793) 466328	mtrehwella@swindon.gov.uk
Legal	Roderic Jones (01793) 463060	rjones@swindon.gov.uk

Or your Application Case Officer

Swindon Borough Council would advise that anyone entering into a unilateral undertaking or a Section 106 agreement seek independent legal advice and contact our Development Management team for pre-application advice.