

# **Developer Contributions 2010 Update**

Development Control Guidance Note

Swindon Borough Local Plan 2011



# Developer Contributions 2010 Update

Development Control Guidance Note

Swindon Borough Local Plan 2011

November 2010

Celia Carrington  
Group Director of Environment, Regeneration & Community  
Swindon Borough Council  
Wat Tyler House  
Beckhampton Street  
Swindon  
SN1 2JH

Copies of the document (priced £2.50 excl. p&p) can be obtained from:

Development Management  
Planning & Transport

Swindon Borough Council  
Wat Tyler House  
Beckhampton Street  
Swindon  
SN1 2JH

**If you have any questions relating to this updated Guidance Note please contact:**

**S106 Project Management**  
**Sarah Screen**  
**Planning Obligations Project Manager**  
Environment, Regeneration & Community

Email enquiries: [sbcs106@swindon.gov.uk](mailto:sbcs106@swindon.gov.uk)  
Direct Telephone enquiries to: 01793 466396 or 466397

<b>Contents</b>	<b>Page No.</b>
<b>2010 Update Summary Overview</b>	<b>7</b>
<b>Introduction</b>	<b>7</b>
Introduction	8
Affordable Housing	8
Open Space	8
Education	8
Public Realm	9
Adult & Child Social Care	9
Community Safety	9
Culture & Leisure	9
Public Art	9
Community Forest	9
Local Health	10
Waste Management	10
Wiltshire Fire & Rescue Service	10
Appendices	10
<b>Developer Contributions &amp; S106</b>	<b>11</b>
<b>1 Introduction</b>	<b>11</b>
1 Introduction	11
2 Purpose and Status of the Document	11
3 National Policy Framework	12
4 Planning Obligations	13
5 Local Policy Framework	15
6 Calculating Provision and Contributions and Payment of Administration Fee	16
7 Thresholds, Exemptions and Discount Factors	17
8 Procedure for Submission of Applications for New Residential Development	19
Trigger Points for Payment	20
9 Review	20
10 Monitoring	21
<b>Developer Contributions</b>	<b>22</b>
11 Affordable Housing	22
12 Open Space Provision	28
13 Education Facilities	32
14 Adult & Child Social Care	36
15 Community Safety	38
16 Culture and Leisure	41
17 Public Realm	45
18 Public Art	47
19 Community Forest	49
20 Local Health	51

21	Waste Management	53
22	Wiltshire Fire & Rescue Service	55
<b>Appendices</b>		<b>58</b>
1	Contribution by Dwelling Type	58
2	Household Projections to 2011	59
3	Planning Obligations: Your Questions Answered	60
4	Affordable Housing – Supportable Deficit Matrix	63
5	Open Space - Quantity Summary of Recreational Open Space by Ward	65
6	Open Space - Summary of Quality and Accessibility of Open Spaces	72
7	Education Facilities – Breakdown of Need and Contribution by Facility Type	73
8	Schools Catchment Capacity ProjectionsTable	74
9a-d	Education Facilities – Catchment Maps for Primary and Secondary Schools	78
10a & b	Early Years Projections and Capacity Map	82
11	Adult & child Social Care – Breakdown of Need and Contribution by Facility Type	84
12	Culture and Leisure – Breakdown of Contribution by Facility Type	86
13	Public Realm – Breakdown of Costings	89
14a	Community Forest – The Six Forest Areas	90
14b	Community Forest – Non-Residential Calculation	91
15	Local Health – Surgery Capacity to 2011	92
16a-d	Local Health – Maps of General Practices Capacity	94
17	Waste Management - Costings and calculations	96
18	Wiltshire Fire & Rescue Service – Funding Requirements	97
19	Highways Infrastructure	100
20a & b	List of Component SPG or Development Control Guidance Notes	101
	Developer Contributions Matrix	102
21	Contact Details for Service Areas	103
22	Developer Contributions Ready Reckoner	104

## Developer Contributions 2010 Update Summary Overview

### Introduction

- 1 This update is carried out pursuant to paragraph 9.1 and 9.2 of the adopted Developer Contributions Development Control Guidance Note (Sept 2006) 'The Guidance Note' which states that:

Where new or updated information becomes available from relevant government or council departments that updates current use values or cost indicators, the Council will make amendments to levels of contribution on this basis. In addition, to maintain the real value of payments due to the Council over time, contributions will be index linked to maintain equivalent purchasing power. Updated cost information will be posted on the Council's website where it is available.
- 2 The foregoing provision allows the Council to;
  - a) Update the contributions as a result of the impact of inflationary changes on the level of contributions sought from new development to ensure that the equivalent purchasing power is maintained; and
  - b) Make amendments to area of the Guidance Note where externally generated costs and values are used and these are amended; and
  - c) Apply new or updated information where this has become available from Government or Council departments.
- 3 Paragraph 9.2 of the 2006 Guidance Note goes on to state that, *'The Council will not amend the methodology for calculating contributions, or add additional areas of contributions without full and inclusive public consultation.'*
- 4 Since the adoption of the Guidance Note in 2006, no changes have taken place to the financial value of the contributions and they have remained static at the 2006 prices. A justification as to why this position was adopted is set out below.
- 5 An update was presented to Planning Committee in November 2007 and went out for public consultation during November 2007 through to January 2008. This amended document primarily incorporated the provision of financial contributions towards waste management facilities, and made amendments to the contribution levels according to inflationary changes at the time to keep pace with purchasing power. It also embedded some additional projects costs for some infrastructure items, and re-labelled some of the items. The proposed amendments sought to redistribute the contributions across more service areas using the original level of contributions as set out in the adopted Guidance Note. The responses to the public consultation did not provide any significant representations to the changes.
- 6 The Guidance Note Update 2010 sets out the new adopted position of the Council with regard to infrastructure provision. Every application will continue to be assessed on a case-by-case basis. Further consideration will continue to be given

to the existence of information that could be considered as a material as set out under para. 2.4 of this Guidance Note.

- 7 At the same time the proposals take economic factors and influences into account in order to deliver a robust base for negotiating the developer contributions package on future planning applications, whilst this position remains adopted.
- 8 Set out below is an overview of the updates by Chapter.

### **Introduction**

1. Minor tweaking of arrangement of paragraphs
2. Inclusion of some paragraphs used in the un-adopted 2007 update to improve explanations.
3. Addition of a section on the Community Infrastructure Levy Regulations (April 2010)
4. Update on Local Policy position
5. Expansion of the section on Viability as a clearer position
6. Inclusion of some additional triggers as set out under the un-adopted 2007 update e.g. subdivisions, HMOs, rooms that could be classed as bedrooms e.g. 'hobby/play room' or 'studies' where they are capable of being used as bedrooms, clarification around affordable housing, and triggers for adult social care contributions

### **Affordable Housing**

1. The 2007 consultation structure has been used as the basic content to replace the 2006 structure as it was considered that this provided a clearer explanation.
2. Seek the application of a 70/30 split in favour of social rent as set out in the un-adopted 2007 update, to replace the 60/40 stated in the 2006 Guidance Note
3. Updated dwelling mix based on the Housing Register July 2010 update
4. Update to the RSL Providers in the Partnership
5. Inclusion of an up-to-date index-linked supportable deficit matrix in the accompanying appendices. Indexed against the Retail Price indices as stated in appendix 4 of the 2006 guidance Note (against the average costs, excluding the +0.5%)
6. Inclusion of a reference to seeking staircasing receipts

### **Open Space**

1. Use of the structure of the 2007 update document
2. Indexed against the BCIS Output Price Indices Non-Housing

### **Education**

1. Updated DSCF Cost Multiplier
2. Updated DCSF Regional Factor
3. Update to ICT to 10% of cost of a place for Primary, Secondary and Post 16.
4. Changes to net capacity increase from generic 5% to 8% for Primary and 6% of Secondary based on evidence from the Cambridge Education School Place Planning Study (July 2009)
5. Replaced the Catchment Maps for Primary and Secondary
6. Included an easy reference school catchment table
7. Updated SEN pupil yield and SEN Factor. No update to cost of a place



8. Added the Early Years Map that was missing from the printed document with updated capacity information
9. Explanation of the update in the Children's Centres construction programme
10. Added paragraph from 2007 consultation the explains catchment information
11. Update to methodology to trigger contributions from all development regardless of capacity levels

### **Public Realm**

1. Index linking of contributions to 2010 prices
2. Reference to the application of the adopted Central Area Action Plan (2009) alongside Policy D8 instead of policy CA15 of the adopted Local Plan, which was superseded by the Central Area Action Plan.
3. Inclusion of reference to public realm contributions generated by non-residential development at 2010 prices
4. S106 Ready Reckoner altered on back page to reflect increases in other infrastructure items 'Leisure costs'.

### **Adult & Child Social Care (Social Services)**

1. Rename to Adult and Child Social Care to better reflect the Service Delivery mechanism.
2. Use of the costs as set out in the un-adopted 2007 update appendices.
3. Removal of payment of contributions to support child social care from by 1-bed units.
4. Retention of Child Social Care under Social Services as set out in the original 2006 Guidance Note.
5. Index linked contributions by dwelling size to reflect 2010 prices.

### **Community Safety**

1. Use of the un-adopted 2007 Guidance Note position that removed the contributions for Street Lighting and Landscaping
2. Index contributions to 2010 prices

### **Culture & Leisure**

1. Used 2006 position for Libraries and The Arts and index linked to 2010 prices
2. Use of the sustainable Communities section of the un-adopted 2007 update paragraphs 15.9 –15.13 to replace the structure for community centres as set out in the 2006 Guidance Note.
3. Replaced the programme of investment for Community Facilities in the 2006 Guidance Note with the programme table from Appendix 9 of the up-adopted 2007 Guidance Note, and index linked these costs to 2010 prices.
4. Include new methodology and calculation for contributions for Leisure

### **Public Art**

1. Average Cost of a dwelling updated in the calculation.
2. Index linked to 2010 prices.
3. Inclusion of reference to Public Art from non-commercial development as set out under ENV7 and the Provision of Public Art SPD (August 2004).

### **Community Forest**

1. Index linking of contributions to 2010 prices

2. Inclusion of reference to non-residential development
3. Inclusion of appendix that index links the £ per sq. m from non-residential development

**Local Health**

1. Update the GP Capacity data with 2010 levels
2. Update the population increase data
3. Update the Catchment Area Maps
4. Update to the cost of a GP Consulting Room
5. Index link the contributions per dwelling to 2010 Prices

**Waste Management**

1. Inclusion of the Waste Management infrastructure item as set out in the un-adopted 2007 update.
2. Addition of an appendix to explain the methodology to the calculation
3. Index link contribution per dwelling to 2010 prices.

**Wiltshire Fire & Rescue Service**

1. Inclusion of the contribution
2. Justification behind the contribution for both residential and non-residential uses
3. Methodology and calculation
4. On-site infrastructure requirements
5. Appendix of Infrastructure Funding Gap costs

**Appendices**

All appendices alterations are referenced according to the infrastructure item listed above, except for:

**Appendix 2: Household Projections:**

Additional explanatory paragraph

**Appendix 3 Questions & Answers:**

Some minor updates to definitions

**Contacts:**

Updated with 2010 information

**S106 Ready Reckoner:**

Updated with adopted 2010 costs per infrastructure items, including reduced Central Area Public Realm contributions, updated to include contributions towards Waste Management and Wiltshire Fire & Rescue Service

## Developer Contributions and Section 106 Agreements

### 1 Introduction

- 1.1 It is important that in planning for the built environment and for the services within it, development should take account of the needs of all sectors of the community. Where a development proposal will place an increased burden on existing infrastructure provision a case can be made to justify contributions from new development for the upgrade of that provision, or the provision of new facilities and/or services to make good any deficiency resulting as a consequence of new development. The Borough Council considers it imperative that new development should not detract from the quality of services and facilities made available to the Borough's existing population.
- 1.2 The Adopted Swindon Borough Local Plan, 2011 allocates sufficient land for 23,000 new dwellings in Swindon Borough between 1991 and 2011 in accord with the former Structure Plan to 2011. The Wiltshire and Swindon Structure Plan, 2016 made provision for 26,000 between 1996-2016. Swindon is also identified in the Draft South West Regional Spatial Strategy as one of the region's Strategically Significant Towns and Cities (SSTC). The Draft Regional Spatial Strategy for the South West directs significant growth at Swindon up to 2026, although the Government's has now stated an intention to abolish Regional Spatial Strategies<sup>1</sup>. The emerging Core Strategy will become the primary mechanism for determining Swindon's future levels of growth. All new housing coming forward as a result of these plans will generate an additional need for a diversity of essential infrastructure, for which the Borough Council will seek contributions from developers. This Guidance Note provides details on the kind of planning obligation that may be sought for such infrastructure provision, the types of development that will be subject to these obligations and the types of capital infrastructure project these monies will help fund.

### 2 Purpose and Status of the Document

- 2.1 The Council has a number of Adopted Supplementary Planning Guidance (SPG), which secure financial contributions from development covering Affordable Housing provision, Open Space provision, Public Art, and Education Contributions. In addition to these adopted SPG the Council has also produced Development Control Guidance Notes, which outline contributions for Community Safety, Social Services, Culture and Leisure and Local Health. The Development Control Guidance Notes were subject to an 8-week period of consultation, in accordance with the Council's Statement of Community Involvement, prior to their adoption on the 12<sup>th</sup> September 2006.

---

<sup>1</sup> Secretary of State letter dated May 27<sup>th</sup> 2010 to Chief Executives of Local Councils. The impact of this decision is the intended abolition of the adopted RPG10 and the termination of progress to adoption of the Draft RSS for the South West 2026.

- 2.2 All published guidance clearly supports and amplifies the implementation of Policy DS8 (Infrastructure Needs Resulting from Development) of the Adopted Local Plan. As such it will be used as a material consideration in the determination of planning applications and the preparation of development briefs. This Guidance Note will serve as a parent document to those already produced and those recently adopted. It is not intended that it replace existing supplementary advice except where updates to figures and costs are available. The detailed SPG or Guidance Notes provide further clarification of requirements or detailed justification for contributions contained in this document.
- 2.3 This document sets out the Council's requirements for most developer contributions. By identifying costs associated with development at the outset the requirements can be factored in to development proposals at the earliest stage. This will result in a speedier, more transparent process of negotiation with developers that will minimise uncertainty and time spent on the negotiation of Section 106 (S106) agreements.
- 2.4 This Guidance Note identifies the main requirements for infrastructure that need to be provided as a consequence of development in the Borough. In addition, where a development has unique and/or significant impacts on an area and where Service Areas or the community are in a position to draw attention to a newly generated need for infrastructure resulting from a development or the cumulative impact of development, there is scope to incorporate such contributions into the legal agreement. This Guidance Note does not preclude requirements for additional infrastructure items not agreed within it. These additional requests for contributions will be backed up with reasoned justification and will be subject to negotiation. Applicants will be advised of legitimate additional requests at the earliest opportunity.
- 2.5 It is important to note that it is not the Council's intention to compensate for existing infrastructure capacity shortfalls, Government guidance does not allow for this. The guidance sets out financial contributions, which will be sought by the Council from applicants seeking planning permission for new residential development where it generates a need for new infrastructure and/or facilities. This represents a more strategic approach to planning obligations. By securing these contributions, the Borough Council can help to improve the quality and sustainability of individual development schemes and their acceptability to local communities. This has strategic benefits for the Borough as a whole.

### **3 National Policy Framework**

- 3.1 Planning Policy Statement 1 (PPS1) (OPDM, 2005) states, "The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens".
- 3.2 PPS1 also states that the impact of development on the social fabric of communities must be taken in to account, and further, that accessibility (both in

terms of location and physical access) for all members of the community to health, housing and community facilities, should be addressed. It also requires that policies take into account the needs of all elements of the community, including particular requirements relating to age, and disability among other things.

- 3.3 The current legal and procedural framework for planning obligations is set by Section 106 of the Town and Country Planning Act 1990 (as amended by section 12(1) of the Planning and Compensation Act 1991). Office of the Deputy Prime Minister Circular 05/2005 outlines the most up to date policy tests that planning obligations are subject to.

## 4 Planning Obligations

- 4.1 The infrastructure need generated by a proposed development is a material consideration in the determination of a planning application. The capacity of existing infrastructure may be exceeded as a consequence of new development, generating a need for new infrastructure or facilities. The use of planning obligations may be appropriate to require developers to make contributions for the provision of infrastructure to support proposed development.

- 4.2 **Circular 5/2005, 'Planning Obligations' - Developer Contributions:**, Planning obligation may be imposed on grant of planning permission to enable the Local Planning Authority to seek contributions for the provision of infrastructure required as a result of a development proposal. Under the circular the planning obligation must be:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

- 4.3 With the coming into force of the Community Infrastructure Levy Regulations 2010 on 6<sup>th</sup> April 2010, three of the above-mentioned circular tests for the use of planning obligations have been put on a statutory footing, thereby removing the discretion previously enjoyed by Local Planning Authorities, planning inspectors and the Secretary of State as to whether or not the tests are strictly applied. It is now a statutory requirement (under Regulation 122(2)) that in order for a planning obligation to form a reason for grant of planning permission for a development that is capable of being charged a community infrastructure levy ("CIL"), the obligation must meet the following three tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

In March 2010, the Government published the Overview paper in relation to the Regulations. This can be downloaded from the following link: <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevy1>

Paragraph 62 of the Overview paper explains the tests further by stating that from 6 April 2010 it will be unlawful for a planning obligation to be taken into account when determining a planning application for a development or any part of a development, that is capable of being charged CIL, whether there is a local CIL in operation or not, if the obligation does not meet all of the above three tests.

- 4.4 The implication is that the wide interpretation of Section 106, which has long been supported by the courts (and, to date, allowed Local Planning Authorities to seek a range of benefits which were not necessarily directly related or proportionate to the development in question), may no longer be lawful. Consequently, some developers may now feel that they are in a stronger position when negotiating the level and type of contribution required from them to secure a planning permission.
- 4.5 A further restriction on the existing planning obligation regime is that where a local planning authority has adopted CIL, the regulations prevent the use of section 106 planning obligation to seek either the provision of contributions towards any infrastructure covered by CIL. This measure is to prevent a Local Planning Authority from double charging developers. Also, by April 2014, even where a Local Planning Authority has chosen not to adopt CIL, they will only be able to pool section 106 contributions from up to a maximum of five separate planning obligations in order to fund infrastructure works. Local Planning Authorities will either have to implement CIL or face a likely shortfall in infrastructure funding.
- 4.6 The Council will in due course be formulating a programme for the adoption of CIL in order to maximise its ability to obtain funding for infrastructure needed to support development within the Borough.
- 4.7 Notwithstanding the CIL regulations, the DCGN and this update will continue to apply as an overarching policy, providing guidance as to the contributions that may be required from development proposals. The critical point for applying the newly introduced three statutory tests is at the determination of an application in respect of a particular site. In determining planning applications, the Council recognises that the starting point is that planning obligations should be restricted to matters which mitigate the direct impacts of the proposed development to which they relate, so as to make the development acceptable in planning terms. Therefore not all the contributions set out in the DCGN will be applicable in all cases and there will be no blanket imposition of a “tariff” on every development proposal.
- 4.8 In each case, whether an application is to be dealt with, whether under officer delegation or by the planning committee, where planning permission is recommended subject to the imposition of a planning obligation, the officer’s report must contain an analysis of whether the planning obligation can properly be taken into account as a reason for approval. This will require an analysis of whether the proposed development does genuinely create a need for the class and cost of

infrastructure towards which the contribution is being sought. Where they do, the report should make it clear that the proposed planning obligation satisfies the three statutory tests if the planning obligation is to be taken into account for making the decision to grant planning permission.

- 4.9 The Council recognises that the CIL regulations do not close off the opportunity for Local Planning Authorities to obtain contributions (through planning obligation) which may go beyond mitigating the local impacts of the proposed development. All that is constrained is the ability of the Local Planning Authority to use such planning obligation as a reason for granting permission. Therefore the Council would, in certain cases, still be able to continue to use planning obligations to address wider strategic impacts of a development, but care must be exercised to ensure that in the decision making process no weight is attached to obligations which do not satisfy the three statutory tests. Officers report must indicate the planning obligation which may be taken into account in making the decision whether or not to grant planning permission. It must be made clear that if a developer refuses to sign up to a planning obligation which does not meet the three statutory tests, it is not open to the Council to use this as a ground for refusing the application.
- 4.10 A standardised approach to Planning obligations reflects a wider range of social and environmental effects, and deliver particular planning objectives, such as affordable housing, and the pooling of contributions towards required facilities and infrastructure. Development can have far reaching effects and these externalised impacts can both positively and negatively affect the environment and the wider community.
- 4.11 It should be noted that this document does not negate the need for an early dialogue between the developer and the local planning authority with regard to planning obligations as site circumstances may impact on the shape and make up of a S106 package.

## 5 Local Policy Framework

- 5.1 The Adopted Swindon Borough Local Plan 2011 is the adopted policy base that provides the context for the use of planning obligations to secure the provision of infrastructure investment opportunities. The overarching relevant policy is
- **Policy DS8** Infrastructure Needs Resulting from Development
- 5.2 The Local Plan is currently in transition to a Local Development Scheme. DS8 is listed as a saved policy that remains material to the determination of planning applications until it's replacement. Alongside Policy DS8 a number of other saved policies continue to provide more detailed basis for setting the context for infrastructure provision including;
- ENV7 Public Art
  - ENV19 Community Forest
  - H10 The Provision of Affordable Housing in Larger Development Sites
  - R5 Provision of Open Space in Strategic Development & Commonhead

- R6 Provision of Open Space Outside the Strategic Development Areas
- T1 Transport Requirements of Development
- T2 Provision for Bus Travel
- T5 Access by Foot and Cycle

Contributions to Public Realm continue to be supported through the adopted Central Area Action Plan (February 2009) and directly by DS8.

- 5.3 This Guidance Note is fully in accord with this policy framework. It is supported by a suite of documents that provide the more detailed evidence base to the approach for seeking contributions for some infrastructure items, although may supersede some of the detail contained in the supporting Guidance Notes in some instances.
- 5.4 The Guidance Notes are primarily based on figures to 2011 and are in accord with policies contained in the Swindon Borough Local Plan 2011, rather than the Wiltshire and Swindon Structure Plan, 2016. The developer contributions will continue to remain relevant to all development proposals that trigger the policy and Guidance within the Borough until such time as the Guidance Note(s) are replaced.

## **6 Calculating Provision and Contributions and Payment of Administration Fee**

- 6.1 The need to provide developers with certainty and a clear picture of expectations has suggested that there is scope for use of a standard charge approach to contributions. Circular 5/05 advocates the use of formulae and standard charges (para B33). This Guidance Note sets out financial contributions toward the provision of a diverse range of infrastructure requirements necessitated by new development. Each individual component of this document is detailed separately and includes calculations used to identify need and subsequent calculations to determine an appropriate level of contribution in the context of that need.
- 6.2 **Highways infrastructure** is not included in this guidance and will be required in addition to the contributions outlined here where necessary. All proposed developments must adequately address their transport impact on the local highway network within the vicinity of the site. Off site financial contributions may be required to;
- Mitigate the local and wider transportation impacts of the development; and
  - Comply with the Local Transport Plan 2006 –2011 (or any replacement document) and Local Plan 2011 objectives for Swindon, and support their achievement.
- 6.3 The Council, as part of the development management process, must assess the transport impact of a proposed development. Transport assessments will be required from developers for development proposals that have the potential to create a material transportation impact on the local highway network. Advice on whether a transport assessment or transport statement will be required for a particular development proposal is available by referring to the Council's Publication



**‘Transport Requirements for Development’**, at Section 8.2. This is available in hard copy from Swindon Borough Council, Wat Tyler House, Beckhampton Street, Swindon SN1 2JH, and electronically at [http://www.swindon.gov.uk/dg\\_chap8.pdf](http://www.swindon.gov.uk/dg_chap8.pdf). Guidance on Transport Assessments can also be found by visiting <http://www.dft.gov.uk/pgr/regional/transportassessments/>

- 6.4 Financial contributions may be sought to provide or improve transportation infrastructure that will increase opportunities for travel by public transport, walking and cycling to access employment, education, health, and leisure opportunities. **Appendix 16** provides a guide to the type of financial contributions that are likely to be required from a proposed development over and above this guidance.
- 6.5 A **5% administration fee** for the negotiation and administration of the S106 agreement and ongoing compliance monitoring will be top-sliced from each contribution. This fee is part of the overall contribution and is not additional to the component contributions. It is, however, in addition to planning application fees. Legal fees, incurred by the Council for the drafting and checking of unilateral undertakings and bilateral agreements will be charged separately.

## **7 Thresholds, Exemptions and Discount Factors**

- 7.1 Contributions for affordable housing will be required for proposals for 15 or more dwellings, or residential development sites of 0.5ha or greater in accordance with saved Policy H9 of the adopted Swindon Borough Local Plan 2011. Open space contributions will be triggered at 25 dwellings as per saved Policy R6, and Public Art at 10 dwellings or 0.4 ha as per saved Policy ENV7 of the Adopted Swindon Borough Local Plan 2011. All other contributions sought by the Council will not be subject to a threshold and will apply to all new dwellings.
- 7.2 For those sites of fewer than 10 dwellings, the applicant may be capable of securing contributions by **unilateral undertaking**, for which the Council will provide a template. Circular 5/05 encourages the use of standard undertakings or model clauses wherever possible in the interest of speed. This approach provides for an open, consistent and transparent calculation of development impact. This route may also be possible where all interested parties are not prepared to enter into the deed, but only in the event that all the obligations are met upfront, therefore in the case of financial contributions not allowing for deferment of payment to after the date the deed is completed.
- 7.3 However, certain proposals may be eligible for discounted or reduced contributions, or be excluded from making a contribution altogether if it can be proven that the level of contribution required will jeopardise a proposal's viability. This is most likely to be the case on previously developed land. In such cases, developers will be expected to demonstrate to the Council that a scheme becomes unworkable as a consequence of contributions. Any such claim will need to be confidentially **validated by an independent third party** in advance of a planning application being considered for approval. The full cost of this review process will need to be agreed in writing by the applicant prior to the review proceeding, and the full cost of the review paid by the applicant prior to the release of the review outcome.

- 7.4 The third party will determine, through assessment of figures in an open book approach what level of contribution, if any, is appropriate for any given application. Independent third parties play a valuable role in mediating agreement on planning obligations through assessment of Development Appraisals and valuations. Formulae and standard charges are a transparent and consistent way of securing planning obligations across a range of development types and circumstances and help to increase accountability, speed and certainty of the process. However, every development proposal has the potential to exhibit unique characteristics that may impact on the ability of developers to deliver a full complement of contributions and the Council will take these factors into consideration. This guidance does not negate the need for negotiation on more complex or finely balanced schemes, which will be carried out on a case-by-case basis.
- 7.5 Where the Council grants planning permission in respect of a proposed development and accepts that the scheme is unable to make any or all the required contributions due to proven viability difficulty, the Council may where applicable impose a planning condition or obligation setting a timeframe within which the development must be carried out after which a further viability assessment would become mandatory in order to ascertain whether changed market situation dictates that the scheme could viably make the necessary contributions. Where a further viability assessment is required, it shall be carried out in line with the procedures set out above.
- 7.6 All open book financial appraisals will be carefully scrutinised by the Council, which may lead to additional questions being asked of the applicant prior to that appraisal being progressed to independent review. This process could impact on the content of the instructions agreed between the parties to the independent party undertaking the review.
- 7.7 Irrespective of the outcome of a viability appraisal, it may be necessary for the Local planning Authority to secure a certain level of developer contributions package, in order to mitigate the impact of the development. Such a circumstance would be where a failure to make some provision for certain infrastructure items would make the development unacceptable in planning terms, contrary to policy and an unacceptable burden. This will be assessed on a case-by-case basis. In such circumstances, failure to secure the package requirements deemed necessary to support the proposal could result in a recommendation of refusal.
- 7.8 There may also be circumstances where more sizeable development results in a need for the transfer of land from a developer to the Council, for example where new education facilities are required. These reserved sites will be factored into any negotiation entered into by the Council.
- 7.9 **Affordable housing** units are exempt from the payment of financial contributions. The Council does not wish to discourage affordable housing schemes or affordable units coming forward through the market. Contributions have been discounted for smaller properties on the assumption that they will generate less need due to their household composition. The calculation of these discounts is

based on average household occupancy as identified in Swindon's Housing Needs Assessment August 2006.

- 7.10 For **outline applications** where details of the proposal are to be determined at a subsequent date under reserved matters, a unilateral undertaking will not be acceptable. A bilateral legal agreement will need to be entered into. The terms of the agreement will be expected to set out the infrastructure contribution values that reflect the dwelling numbers and size as stated in the supporting Design & Access statement. For sites where the dwelling mix has not been specified at outline stage the agreement can be designed to reflect the agreed infrastructure costs by dwelling size, to be calculated at reserved matters stage. Negotiations between the parties will determine the level of the initial administration fee payment under these circumstances.
- 7.11 Circular 01/2006 'Guidance on Changes to the Development Control System', effective from August 2006, requires that a Design and Access Statement must accompany all planning applications. This statement must include a minimum level of detail, including the number of dwellings. Contributions will be applied on this basis.
- 7.12 **Appendix 22** provides a quick reference to the level of contribution required for all infrastructure associated with residential development by dwelling type. In addition to this 'Ready Reckoner' a S106 Calculator has been devised to help identify what contributions may be required from any size development by entering data into an interactive spreadsheet. The interactive S106 Calculator is available online for use by applicants and officers at [www.swindon.gov.uk/developmentcontrolguidancenotes](http://www.swindon.gov.uk/developmentcontrolguidancenotes).

## **8 Procedure for Submission of Applications for New Residential Development**

- 8.1 In order that the implementation of this Guidance Note does not unduly affect the level of minor applications determined in 8 weeks or the number of major applications determined in 13 weeks, to the detriment of both the Council and the applicant, it is expected that the receipt of all necessary S106 related documents be taken on submission. "Frequently Asked Questions" relating to planning obligations are outlined at **Appendix 3**.
- 8.2 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 all the property and/or land affected by the application site edged red. Because planning obligations run with the land, all owners, lessees and mortgagees must be signatories
  - A draft unilateral undertaking or Section 106 agreement
  - Any valuation to prove eligibility for reduced contributions
  - All other requirements outlined by the application form checklist
  - Details of the Solicitor that will be handling your case

- A copy of the developer contributions package that was considered by the applicant in support of the proposal.

- 8.3 If an application is submitted with sufficient information to satisfy the validation process but fails to provide any necessary information subsequently required by the Council, as necessary to the determination of the application, this will normally result in the refusal of an application.
- 8.4 Model section 106 agreements and unilateral undertakings are available online at [www.swindon.gov.uk/environment/forwardplanning/developercontributions](http://www.swindon.gov.uk/environment/forwardplanning/developercontributions) or in hard copy from the Council's Legal Department. Contact details are available at Appendix 15. Applicants should seek their own legal advice before entering into an agreement or undertaking.
- 8.5 Unilateral undertakings are not appropriate in cases where the Council is seeking affordable housing provision.

### **Trigger Points for Payment**

- 8.6 The Local Planning Authority will expect the 5% administration fee to be payable on signature of the relevant unilateral undertaking or S106 agreement. The administration fee is non-refundable whether or not the planning permission is implemented, however all requests for refund will be given due consideration.
- 8.7 Financial contributions relating to a unilateral undertaking will be expected to be payable in full on implementation of the relevant planning permission. Other arrangements can be negotiated with the Council
- 8.8 For Section 106 agreements accompanying minor developments, the residual contributions due to the Council are expected to be payable on commencement or occupation of the first dwelling unless otherwise agreed by the Council. The timeframe for payment of contributions on major applications will be subject to negotiation between the parties.
- 8.9 All deferred payments will be expected to be index linked from the date of completion of the deed up to the date the payment is made.
- 8.10 All developer financial obligations will be subject to Late Payment Interest to be included in legal agreements at a rate of 4% above the Cooperative Bank Plc base rate, if payment is not made by the specified date.

## **9 Review**

- 9.1 Where new or updated information becomes available from relevant government or council departments that updates current use values or cost indicators, the Council will make amendments to levels of contribution on this basis. In addition, to maintain the real value of payments due to the Council over time, contributions will be index linked to maintain equivalent purchasing power. Updated cost information will be posted on the Council's website where it is available.

- 9.2 The Council will not amend the methodology for calculating contributions, or add additional areas of contribution without full and inclusive public consultation.
- 9.3 There is scope to formalise this guidance in the future as a Supplementary Planning Document in the Swindon Borough Local Development Framework, in accordance with the SEA Directive and accompanied by the relevant Sustainability Appraisal. Adoption as an SPD would involve a comprehensive review and public consultation.

## **10 Monitoring**

- 10.1 The Council is in the process of establishing a comprehensive system for monitoring the progress of all planning legal agreements. This will ensure that the management and implementation of all agreements is undertaken in a centralised, consistent and transparent manner and is closely linked to service area objectives, as detailed in the Guidance, or any documents that identify wider infrastructure priorities.
- 10.2 Compliance with the obligations contained within planning legal agreements remains the responsibility of the landowner, or their chosen development representative(s). The S106 Project Management Team provides proactive monitoring of agreements for compliance to assist in ensuring that obligations are met in a timely manner by all parties.

## Affordable Housing

- 11.1 This policy is intended to provide more detailed guidance to developers on the implementation of the Council's affordable housing policy as contained in the Swindon Borough Local Plan 2011. This will assist developers in obtaining planning permissions by ensuring that they are aware of the Council's requirements for affordable housing and will be a material consideration in the determination of planning applications.

### Affordable Housing Definitions

- 11.2 Affordable housing includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing, according to Planning Policy Statement 3 (June 2010) should:
- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
  - Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is:

'Rented housing owned and managed by local authorities and registered providers, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.'

Intermediate affordable housing is:

'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.'

- 11.3 Housing Needs should be based on information taken from the latest SBC Housing Register (updated quarterly). The Housing Needs Assessment supporting this evidence is dated 2006. Currently a new Housing Needs Assessment (HNA) is being prepared to replace the 2006 version and, subject to its outcome may influence affordable housing requests after its expected completion date in August 2011, in the event that it can lawfully be used.

## Policy Framework

- 11.4 Swindon Borough Council will seek *30% of dwellings on qualifying developments to be provided as affordable housing*. This is in accordance with **Policy H10** in Swindon Borough Local Plan, 2011 that states that the Council will seek a proportion of dwellings to provide affordable housing for local needs. It is worth noting that Policy H10 is based on information from the Housing Needs Survey undertaken in October 2001.
- 11.5 Policy H10 stipulates a *threshold of 15 dwellings or 0.5 hectare* to trigger affordable housing provision to reflect that highlighted by the HNA and newly published government guidance as contained in Planning Policy Statement 3.

## Viability Issues

- 11.5 The Council will expect applicants to have taken into account the likely cost of providing the affordable housing when purchasing land subject to alternative use values. The Council will not allow a reduced affordable housing contribution if a developer has paid too much for a site by neglecting the cost of providing the affordable housing. The Council will require that land values agreed take into account the full provision of affordable housing in line with this policy. The assumption should always be that public subsidy would not be available.
- 11.6 However, any applicant who believes that 30% will be inappropriate on any particular site will need to demonstrate that fact to the Council. The applicant will also be required to meet the costs of independently assessing the scheme on behalf of the Council. Furthermore such discussions will need to take place as early in the process as possible to allow the Council to explore other funding routes such as Homes and Communities Agency Social Housing Grant. Should this be necessary the affordable homes will need to be delivered in accordance with relevant Homes and Communities Agency funding requirements current at the date of entering into contract for the construction of the affordable housing units. This may result in a cascade agreement in the s106 dependant upon Social Housing Grant availability.
- 11.7 Should a viability assessment be required, the Council will expect the developer to have maximized its return on the affordable housing by holding a competitive process with at least the Council's approved Registered Provider development partners. Evidence of such a competition will be required as part of the viability assessment to ensure that the affordable housing provision is also maximised.
- 11.8 The viability assessment will include assessments of anticipated costs against anticipated income for the site to produce a residual land value assuming a developer profit of 17.5%. This land value will then be measured against any alternative use values to assess whether the site will still come forward for development.
- 11.9 The Council considers affordable housing to be a priority. In most situations where the whole complement of contributions detailed in this document may render a site

unviable, the provision of affordable housing will be one of the Council's primary objectives.

### **Location and Mix of Affordable Housing**

- 11.10 In most cases on-site provision of affordable housing will be the preferred option so as to contribute to the creation of mixed and balanced communities. However, there may be unusual instances where the Council and applicant agree that provision should be either wholly or partly offsite. In these circumstances the Council may accept a commuted sum. These funds are generally used to support the construction, refurbishment or purchase of affordable housing within the Borough.
- 11.11 The 2006 Housing Needs Assessment shows a clear need for family sized accommodation, principally in the form of one, two and four bedroom dwellings, although this varies by area. When housing aspirations are taken into account, the Survey revealed a requirement for principally two and three bedroom dwellings.
- 11.13 As such Swindon Borough Council will seek to negotiate with applicants for the following mix of house sizes as their affordable provision, subject to overall provision on site:

1 bed	2 bed house	3 bed house	4+ bed house
20%	30%	35%	15%

- 11.14 Should this mix be demonstrated to be unachievable, the Council would require a mix that ensured that 30% of the bed spaces created by the development were affordable through negotiation. It must be stated that the Council will not accept the affordable housing being concentrated into the smallest homes on any scheme and will look for an appropriate distribution of sizes.

### **Tenure Mix and Affordability**

- 11.15 The Swindon Housing Market Assessment in 2006 supports the mixed tenure approach to affordable housing set out here. It also highlights the need to ensure that low cost home ownership products need to maximize their affordability if they are to make a real contribution to meeting housing need amongst key workers and other households struggling to get on the housing ladder.
- 11.16 The total affordable housing provision will be sought on average in a 70/30 percentage split between social rented housing and intermediate housing (including low cost home ownership initiatives) in favour of rented to reflect the Council's wish to assist a range of incomes access affordable housing and create more sustainable communities. To maximize the affordability of the low cost home ownership product the Council will require the low cost home ownership to be provided on the basis of an initial 50% sale combined with a rent of no more than 1% on the unsold equity. Swindon Borough Council will adjust this tenure ratio according to the characteristics of any particular development especially with regard to higher value areas where low cost home ownership may not be sufficiently affordable. A payment of £200 to the Council per low cost home ownership unit



provided through this policy will be required in order to fund the proper administration of access to such units.

- 11.17 Key worker housing for rent is not currently required due to previous schemes still operating and meeting much of this need as has been evidenced by poor take-up of such accommodation recently in the town. There will be no requirement for any low cost home ownership specifically targeted at key workers as the provision secured through this policy would be available to all key workers as well as the general population and key workers would receive priority if demand for any low cost home ownership property was high enough to warrant the Council's intervention in the process. Clearly should key worker housing needs be identified in the future then this will be reviewed.
- 11.18 The Council is concerned about the high service charges that may be levied upon occupants of affordable housing negating some of the benefit achieved. To ensure that this is mitigated, the Council will consider options for localizing the affordable housing into discrete blocks when the provision is flattened to allow the communal spaces to be designed and managed in such a way as to limit the service charge payable. This is not to be taken as a principle that affordable housing is to be clustered together in a separate part of the site and such discrete blocks would still need to be evenly distributed and integrated throughout the scheme.

### **Affordable Housing Providers**

- 11.20 The Council currently has an affordable housing development partnership consisting of:
- Ability Housing Association
  - Aster Group (Sarsen Housing Association)
  - Bournemouth Churches Housing Association
  - Bromford Housing Group
  - Cottsway Housing Association
  - Greensquare Group (Westlea Housing Association)
  - Jephson Homes Housing Association
  - NPS Property Consultants
  - Raglan Housing Association
  - Sovereign Housing Association
- 11.21 The partnership has been selected with regard to the development, management and maintenance performance of these organisations and the Council is confident that affordable housing provided through these organisations will meet its requirements. The effective management of affordable homes and estates is an important tool for delivering mixed communities that work and the Council regards a local housing management presence as a pre-requisite. Should any developer wish to provide the affordable housing through an alternative organization or mechanism the Council will require the developer to meet the management and maintenance criteria outlined in Appendix \*\* in order to ensure the necessary quality of provision and future management is adhered to.

- 11.22 Regardless of the identity of the provider, it will be a requirement that the affordable housing will be made available through the Council's Choice Based Lettings scheme to ensure its full contribution towards meeting local housing needs. It is expected that this will be secured in the s106 agreement through a nomination agreement.

### **Design Standards**

- 11.23 It is imperative that the affordable housing provided through the Planning system is an enhancement to Swindon's built environment and that the design of the homes contributes to the objective of creating a sustainable community. Furthermore, good design principles will contribute to lower running costs for both occupier and landlord along with improved management and maintenance. There is also a requirement to meet certain standards in order to attract Homes and Communities Agency Social Housing Grant and there will be a requirement to comply with these standards to maximize the funding available for affordable housing leading to improved scheme viability and hence more affordable housing provided. To this end, the Council will require developers to provide the affordable housing to the following standards:
- 11.24 The Council seeks to ensure that 100% of affordable homes are to be built to Lifetime Homes Standard.
- 11.25 For homes for rent and/or homes requiring Social Housing Grant these must be built to meet or exceed the Homes and Communities Agency Design and Quality Standards (inherited from the Housing Corporation; published April 2007 and applicable from 1/04/2008) or current version and standards at the date entering into contract for the construction of the affordable housing. The performance measures indicating compliance are:
- For each home, Housing Quality Indicator (Version 4) unit minimum scores of Size: 41, Layout: 32, Noise and Services: 22. In meeting the HQI unit layout minimum score, it is expected that internal and external storage provision does not fall short of the requirements for storage specified in the HQI guidance for the relevant occupancy level.
  - The achievement of the Code for Sustainable Homes level 3 (three star) as a minimum. Please note that full points needs to be achieved in the Security section.
  - An assessment against the 20 "Building for Life" criteria and achieving
    - \*10 out of 20 positive responses for rural or street-fronted infill schemes
    - \*12 out of 20 positive responses for all other new build developments
- 11.26 To ensure the creation of mixed and integrated communities the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy. The affordable housing car parking provision should be at least equal to that provided for the open market housing.

- 11.27 The affordable housing should be tenure blind and fully integrated with the market housing. Tenure blind integration should be considered at an early stage of the detailed design and layout of the site. The requirement will be that affordable housing will be in clusters between 10-15 homes taking into account separation by roads and a mix of both rented and low cost home ownership housing.
- 11.28 The Council will seek to ensure that future capital receipts from the disposal of any affordable housing units provided through this process will be reinvested in further additional affordable housing in Swindon in order that the benefits of the affordable housing provided is enjoyed by subsequent occupiers.

### **Commutated Sum Calculations**

- 11.29 If the Council has decided in an exceptional case that a commuted sum would be applicable to a specific site, in lieu of the provision of affordable housing on site, the developer would be expected to pay the Borough a sum equivalent to 50% of the OMV of the homes the developer would have provided on site. 11.30 The Council considers affordable housing to be a priority. In most situations where the whole complement of contributions detailed in this document may render a site unviable, the provision of affordable housing will be the Council's primary objective. The Deficit Matrix can be found in **Appendix 4**.

## Open Space and New Housing Development

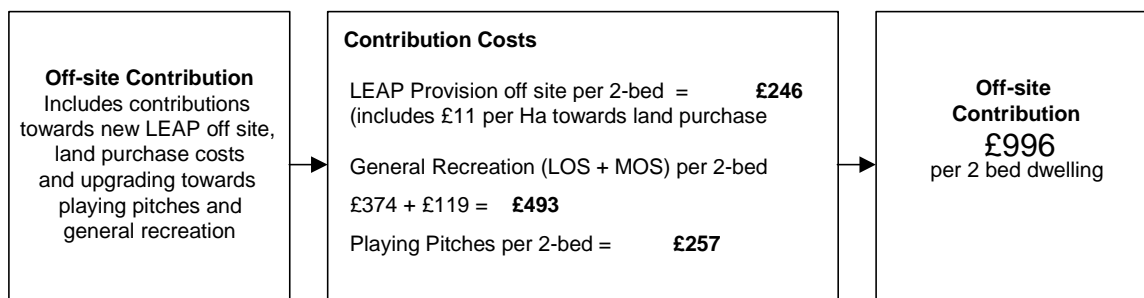
- 12.1 Access to open spaces for sport, play or general recreation plays an important role in developing communities, health and well-being, enhancing biodiversity value, urban regeneration, recreation, flood protection and education. The National Playing Fields Association (NPFA) emphasises the importance of new development making adequate provision for open space on site whilst the Swindon Biodiversity Action Plan highlights the importance of green spaces for wildlife and the potential value of new, appropriately managed green spaces in future development.
- 12.2 In August 2004 the Council undertook an Open Space Audit and Assessment examining the accessibility, quality and quantity of spaces. The assessment has been used to assess future needs and opportunities in Swindon and also identifies existing areas of surplus or deficient open space provision. This information will be used in relation to development proposals where new open space sites should be provided on site. This work is currently being updated and will inform the emerging Green Infrastructure Strategy and accompanying Supplementary Planning Document. The Green Infrastructure Strategy will seek to provide a holistic approach to the management and creation of sustainable living environments for the future and will consider the function and network of open spaces, green corridors, archaeology, biodiversity and flood storage throughout the Borough.
- 12.3 The Council considers that only in exceptional circumstances will contributions be considered as an option to provide open space in suitable off site locations or improve existing open spaces within the vicinity of the development. In cases where development may result in the loss of open space on site, particularly playing pitches, it must be demonstrated that alternative provision can be made of equivalent or better size, quality or accessibility. Open space requirements and contributions are outlined below.

### On / Off site Open Space Provision

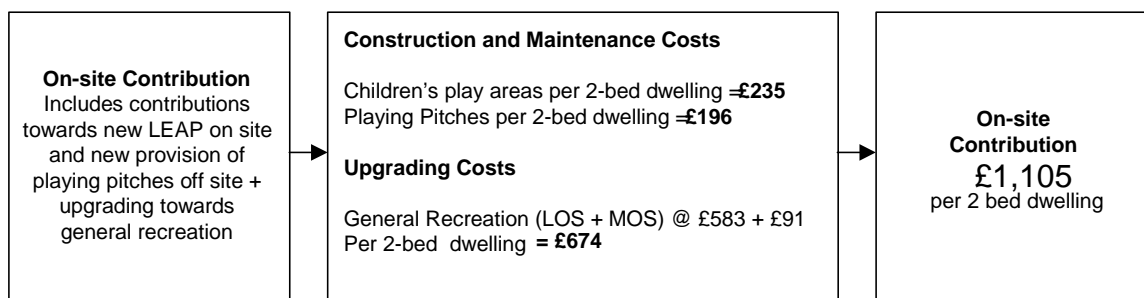
- 12.4 The Council will seek to secure provision of all categories of open space where it can be demonstrated that the proposed development will generate open space needs and in cases where development may increase or create a deficit in provision. This decision will be based on the Open Space Audit and Assessment, a summary of which is supplied at **Appendices 5 and 6** of this guidance. The Council will seek either a contribution to on-site provision or off-site provision. Contributions will not be duplicated.
- 12.5 Where open space is to be provided on site the Council expects the developer(s) to provide the land for open space and then either design, build and plant the area to the satisfaction of the Council or to make a payment via a planning obligation to the Council which can sometimes be preferred. The costs of design and construction are available at Appendix 5 of this guidance. In making decisions about developer contributions, the quantity, quality and accessibility of open space is taken into consideration.

- 12.6 Payment of a contribution to open space provision does not discharge a developer's obligation towards open space. Open space is more often than not an integral part of a successful development and development should be designed with this in mind.

**Figure 2: Financial Contributions to Off-Site Open Space Provision**



**Figure 3: Financial Contributions to On-Site Open Space Provision**



**N.B** The Council may consider it appropriate to seek a contribution towards land purchase costs when contributions are being made towards new off-site open space provision. Please refer to Table 8 of the Open Space and New Housing Development SPG for more details.

**Contribution to On-Site Open Space Provision 2010 (facilities)**

Dwelling Size	Locally Equipped Area for Play (LEAP)	Local Open Space (LOS)	Major Open Space (MOS)	Playing Pitches	Total £
1 bed	n/a	£363	£68	£146	£577
2 bed	£235	£583	£91	£196	£1105
3 bed	£375	£843	£128	£276	£1622
4 bed +	£587	£1096	£161	£389	£2233

**Contribution to Off-Site Open Space Provision 2010 (facilities)**

Dwelling Size	Locally Equipped Area for Play (LEAP)	Local Open Space (LOS)	Major Open Space (MOS)	Playing Pitches	Total £
1 bed	n/a	£238	£89	£192	£519
2 bed	£246	£374	£119	£257	£996
3 bed	£391	£539	£168	£362	£1459
4 bed +	£611	£698	£211	£497	£2017

**Open Space Land Requirements (m<sup>2</sup>)**

Dwelling Size	Ave Person per household	Ave Children per household	Locally Equipped Area of Play (LEAP sq.m)	Local Open Space (LOS) Sq. m	Major Open Space (MOS)	Playing Pitches Sq.m	Total Sq.m
1 bed	1.43	0	0	12.9	7.9	17.2	38
2 bed	1.92	0.25	4	17.3	10.6	23	55
3 bed	2.72	0.4	6	24.4	14.9	32.5	78
4 bed +	3.4	0.6	9	30.6	18.7	40.8	99

**Calculation: Off-site Open Space Contributions 2010  
(Land & facilities)**

Dwelling Size	Costs £	LEAP £	LOS £	MOS £	Playing Pitches £	Total £
<b>1 bed</b>	2010 Price	0	204	68	146	418
	Land purchase cost	0	34	21	46	101
	<b>Total</b>	<b>0</b>	<b>238</b>	<b>89</b>	<b>192</b>	<b>519</b>
<b>2 bed</b>	2010 Price	235	328	91	196	850
	Land purchase cost	11	46	28	61	146
	<b>Total</b>	<b>246</b>	<b>374</b>	<b>119</b>	<b>257</b>	<b>996</b>
<b>3 bed</b>	2010 Price	375	474	128	276	1253
	Land purchase cost	16	65	40	86	206
	<b>Total</b>	<b>391</b>	<b>539</b>	<b>168</b>	<b>362</b>	<b>1459</b>
<b>4 bed +</b>	2010 Price	587	617	161	389	1754
	Land purchase cost	24	81	50	108	263
	<b>Total</b>	<b>611</b>	<b>698</b>	<b>211</b>	<b>497</b>	<b>2017</b>

**Total Contribution to On-Site Open Space Provision by Dwelling Type**

Dwelling Size	Contribution Sought for On-site Provision 2010(£)
1 bed	<b>577</b>
2 bed	<b>1105</b>
3 bed	<b>1622</b>
4 bed +	<b>2233</b>

**Contribution to Off-Site Open Space Provision by Dwelling Type**

<b>Dwelling Size</b>	<b>Contribution Sought for Off-site Provision + Land Purchase Cost 2010 (£)</b>
1 bed	<b>519</b>
2 bed	<b>996</b>
3 bed	<b>1459</b>
4 bed +	<b>2017</b>

## Education Facilities

- 13.1 The Borough Council, as the Local Authority must ensure that sufficient school places are provided to meet the needs directly generated by new housing. The School's Organisation Plan 2010-13 has identified that a number of the Borough's existing educational facilities are operating at, or beyond, capacity, or are likely to operate at, or beyond capacity during the life of the Plan. The School's Organisation Plan is updated annually.
- 13.2 This situation is dynamic and dependant on a number of demographic and socio-economic factors. Swindon is characterised by large volume built housing estates, where the age demographic tends to result in schools that are built in conjunction with the houses. These schools tend to operate at capacity for a time before surpluses occur as the population ages. While this is of concern in terms of appropriate asset usage, other areas - principally where the population has increased incrementally over a longer period of time - are operating at capacity, often in unsuitable buildings, which may be to the detriment of a high quality education.

### Determining Schools with Deficits

- 13.3 The determination of whether or not there is sufficient capacity will usually be done with reference to the Net Capacity Figures as reported to the Department for Education (DfE) in the Annual Surplus Places Return. Empty places at a school do not necessarily equate to there being sufficient capacity at that school, as it is generally accepted that that schools should not operate at 100% of their capacity.
- 13.4 The Audit Commission wrote, in their 2002 report *Trading Places – A Review of Progress on the Supply and Allocation of School Places* that "It is unrealistic and probably undesirable to aim for a perfect match of pupils and places at each school. Some margin of capacity is necessary to allow parents choice...Not all unfilled places are surplus". As such the Council will seek education contributions in all cases where the designated area schools have either less than 8% surplus places at Primary and 6% at secondary.

### Need and Calculation of Financial Contribution

- 13.5 Generally a financial contribution for the extension or upgrading of off-site facilities will be sought from all residential development as the cumulative effect of development impacts across the borough. In exceptional circumstances on-site provision may be required if the size of the development justifies the provision of new education facilities (See **Appendix 7**).
- 13.6 The School catchment areas incorporated into this Guidance are those often used for Admission purposes and indicate where pupils are expected to attend. Not all schools are subject to catchments and have their own admissions policies these can be found by visiting the school's website.



- 13.7 Obligations may be required for Early Years facilities (0-4), Primary (5-11), Secondary School facilities (11-16), 16-18, and Special Education facilities (SEN).
- 13.8 Single bed dwellings, bedsits and temporary housing would not be expected to contribute as the number of educational places resulting is marginal.

### **Primary and Secondary Schools**

- 13.9 A contribution will be required from all residential development borough wide based on the cumulative impact of growth set out in the Cambridge Education Associates 'CEA' 'School Place Planning Study: Future Demand to 2026'. School capacity maps are used to demonstrate the short-term to medium-term school pressures and identify those schools that are operating above specific capacities, or are projected to reach upwards of this capacity during the period up to 2013/14, taking into account the impact of previously approved housing development. Those capacities are 8% for primary schools and 6% for secondary schools. For ease of reference maps are included at **Appendix 8 & 9**. Those schools that are very close to the expected capacity limits at 11% or under have been highlighted in Amber where small increases in dwelling numbers would be likely to change the capacity status.

### **Post 16 Education**

- 13.10 Swindon Borough has three Sixth Forms at Ridgeway School, St. Josephs and Swindon Academy. Admissions are not restricted to those pupils who attend the schools from 11-16. In addition to this Swindon has two further education facilities. A contribution will therefore be required on the basis outlined in Figure 6 from every new dwelling.

### **Early Years facilities**

- 13.10 In line with government targets, the Council has a duty to ensure the provision of early facilities for every 3 and 4 year old requiring a place. By March 2007 it was hoped that 95% of all 3 and 4 years olds would have access to an early years place for a minimum of 15 hours per week. In 2010 65% of children in the Borough are accessing their 12.5/15 hrs entitlement through a combination of public and private sector provision, and over 90% partially accessing facilities.
- 13.11 The Council also has a duty to ensure the provision of facilities for pupils aged 0-2. In line with national trends, approximately 20% of 0-2 year olds will have access to such facilities by March 2007. To achieve these targets, the Council took forward the development of Children's Centres in key areas across the Borough. These Centres will offer the following community based services, directed at pupils aged 0-5, through a partnership arrangement with the PCT and private providers.
- 13.12 Children's Centres now exist to serve most of the Borough wards, however there continues to be pressure for pre-school places within certain wards, for which a contribution will be required. These new facilities may be created through new build or adaptation and refurbishment of existing buildings or may take the form of satellite services. Not all Children's Centres incorporate pre-school facilities.

## Special Educational Needs Facilities

- 13.13 Currently 2.4% of the Boroughs primary pupils and 4.3% of the Boroughs secondary pupils have Special Educational Needs (SEN). These percentages reflect the % of children in main stream and special schools as a percentage of the total primary and secondary school population) These children are educated, wherever possible, in the location that best meets their specific needs and as such catchment areas do not apply. A contribution will be sought from every new dwelling.
- 13.14 Building Bulletin 102, provides guidance on the provision of special schools and SEN space for general classrooms is up to 75m<sup>2</sup> for Primary and up to 65m<sup>2</sup> at secondary compared to for mainstream of 60m<sup>2</sup> for Primary and 56m<sup>2</sup> for secondary, there is also a requirement for additional specialist and support areas. A contribution will be sought for every new dwelling to offset the additional cost of SEN provision.

**Figure 5 - Contribution to Primary and Secondary Education**

$$\begin{array}{c}
 \boxed{\text{DfE's Cost Multiplier}} \times \boxed{1.03 \text{ Regional Factor}} + \boxed{\text{ICT } \pounds 1226 / \pounds 1847} = \boxed{\pounds \text{ per Secondary place}} \\
 \\
 \boxed{\text{per Primary/ } \pounds \text{ Secondary place}} \times \boxed{\text{Primary/Secondary/places per dwelling}} = \boxed{\pounds \text{ per dwelling}}
 \end{array}$$

**Figure 6 - Contribution to Early Years Facilities**

$$\boxed{\text{DfE's Cost Multiplier}} \times \boxed{1.03 \text{ Regional Factor}} \times \boxed{\text{Child Yield Factor (Places per dwelling)}} \times \boxed{\% \text{ take up for provision}} = \boxed{\pounds \text{ per dwelling}}$$

**Figure 7 - Contribution to Secondary (Ages 16-18)**

$$\boxed{\text{DfE's Cost Multiplier}} \times \boxed{1.03 \text{ (Regional Factor)}} + \boxed{\text{ICT } \pounds 1847} \times \boxed{\text{Child yield Factor}} \times \boxed{\% \text{ staying on rate}} = \boxed{\pounds \text{ per dwelling}}$$

**Figure 8 - Contribution to Special Educational Needs**

$$\boxed{\text{Primary/Secondary Pupil Yield dwelling}} \times \boxed{\text{SEN Primary 2.4\% Secondary 4.3\%}} + \boxed{\text{Cost of space per}} = \boxed{\pounds \text{ per SEN Primary/Secondary place}}$$

### Changes that affect the calculations

The DCSF Regional Factor has increased from 0.98 in 2006 to 1.03 in 2009. The DCSF Cost Multipliers have increased since January 2009 and these changes are stated in the table below:

Age Group	2006 Multiplier £	2010 Multiplier £
Early Years	10,372	12,257
Primary	10,372	12,257
Secondary	15,848	18,469
16-18	17,103	20,030

ICT Costs have also risen to 10% of the cost of a school place advised by BECTA.

- 13.15 The elements in the above formulae will be subject to annual review in line with government guidance. The Cost Multiplier is the assessment made by the government of the cost of a school place. The regional factor is an adjustment for local (Borough wide) costs of provision. This figure is derived from the Department for Education. The Department for Education have a location factor for each Local Authority, derived from the Building Cost Information Service (run by the Royal Institute of Chartered Surveyors). This figure is updated every autumn in readiness for the following financial year. The 15% addition represents an allowance for contingencies and fees. This figure covers professional fees associated with the design and procurement of the alterations/additions to school premises. The assumed rate is in accord with guidance from the Department for Education.

### Contribution to Education by Dwelling Type

(Breakdown at Appendix 22)

Dwelling Size	Contribution Sought 2006	Contribution Sought 2010*	Net increase £
1 Bed	None	None	None
2 bed	£3611	£4350	£739
3 bed +	£6423	£7769	£1346

\*These contributions are based on the cumulative cost of all elements of the education contributions

- 13.16 NOTE: The figures above represent the updated 2010 position based on updated cost multipliers and regional factor scenario and ICT costs where applicable.

## Adult & Child Social Care

- 14.1 It is important that planning for the built environment and for services should take account of the needs of all sectors of the community. Where a development proposal will place an increased burden on existing care facilities, a case can be made to justify contributions from new development for the upgrade of existing provision, or the provision of new facilities and/or services to make good any deficiency.

### Adult Services

- 14.2 Swindon's model of care is evolving, with an increasing emphasis on caring for people in the home. Domiciliary care is expected to grow significantly in the future. While this will likely result in a reduction in the capital infrastructure requirements of social care, there will still be a need for purpose built facilities to cater for the projected increases in population and commensurate increase in the need for care. A demographic project entitled 'Swindon 2010' has been undertaken by Adult Social Care to look at the need of older people over a 6 year forecast. The project identified a need for 300 Extra Care Housing beds to be provided within Swindon by 2010. Further work, outlined in more detail at **Appendix 11** identifies need for other types of care up to 2011 all of which are included in the total contribution for adult care provision.

### Children's Services

- 14.3 Under the Children's Act 1989 and the Children's Act 2004 the local authority has a duty to provide services, support and care for children and young people. Swindon has a population of 42,084 0-17 year olds (2001 Census), of which 260 are 'looked after'. This equates to a rate of 6.2 per 1000 children and young people under the age of 18. The nature of their care ranges from placement with families, respite care for a given number of days and nights a year in a specialist unit, to living in long term residential units. Due to a lack of care provision in Swindon for this age group, a number of children in need of care are currently placed out of the Borough. This is a trend the Council would like to reverse in the future.
- 14.4 Population projections to 2011 will increase the number of children in the 0-17 years cohort by around 1500, generating a minimum of 9.3 additional looked after children at least. This need equates to a requirement for additional residential places. Of the children who receive respite care out of the Borough 10 are in need of more visiting time and the waiting list comprises 25 children with no access to respite facilities at all. This trend is unlikely to change in the near future with demand for such services increasing as new vulnerable children come to the Council's attention as a result of new housing development.
- 14.5 At the present time Swindon has 900 disabled children. The number of disabled children who need access to a special facility is also projected to increase by 3% (Office for National Statistics). It is, therefore, expected that the number of disabled children will increase by 45 up to 2011. While this increase will not

require a commensurate increase in available residential places it is likely an additional number of residential units will be necessary in the same timeframe to cater for those children who cannot be looked after at home.

- 14.6 **Appendix 11** of this guidance shows the breakdown of need in the Borough for both adults and children, and the contributions arising from this need.

**Figure 9 - Example Methodology: Contribution to Older Persons Services**

Development Snapshot Abbey Meads Ward Housing Composition 2001 (65+)

No. people aged 65+ in Abbey Meads ward 2001 <b>174</b>	÷	No. new dwellings in Abbey Meads ward 2001 <b>1,673</b>	=	Adults aged 65+ per new dwelling 174/1673 <b>=0.104</b>	×	Adults aged 65+ per 500 dwellings X500 <b>=52</b>
Adults 65+ receiving a service for OP Residential <b>136</b>	÷	Swindon Population aged 65+ at 2005 <b>26,991</b>	=	OP Residential service users per person 65+ 136/26,991 <b>=0.0050387</b>	×	No. places needed per 500 dwellings X52= <b>0.262</b>
Wick House as typical OP Residential unit in Swindon <b>£3,551,910</b>	÷	Cost of unit ÷ no. beds (48) = cost per bed £3,551,910/48 <b>=£73,998</b>	=	Cost per bed x OP places per 500 dwellings £71,428x0.262 <b>=£19,387</b>	÷	Contribution per dwelling £18714/500 <b>=£38.78</b>

### Contribution to Social Care by Dwelling Type

Dwelling Size	Contribution Sought 2007	Contribution Sought 2010
1 Bed	£555	£469
2 bed	£897	£758
3 bed	£1271	£1074
4 bed +	£1589	£1342

### Contribution to Social Care by Dwelling Type and Care Type 2010

Dwelling Size	Child Social Care 2010 (£)	Adult Social Care 2010 (£)	Total Contribution 2010 (£)
1 Bed		469	<b>469</b>
2 bed	128	630	<b>758</b>
3 bed	182	892	<b>1074</b>
4 bed +	227	1115	<b>1342</b>

## Community Safety

- 15.1 Government guidance indicates that sustainable communities should be
- **Active, inclusive and safe** - fair, tolerant and cohesive with a strong local culture and other shared community activities.
  - **Well connected** - with good transport services and communication linking people to jobs, schools, health and other services.
  - **Well served** - with public, private, community and voluntary services that are appropriate to people's needs and accessible to all.
- 15.2 New housing will generate additional demand for services responsible for creating and developing sustainable communities.

### Community Safety

- 15.3 The need to create safe and accessible environments, where crime and disorder or fear of crime does not undermine quality of life or community cohesion, is a fundamental aspect of sustainable development. The ability of people to feel safe in their neighbourhoods and communities is an important factor in achieving and sustaining health and well-being. Priorities for community safety and neighbourhood policing are ensuring that local people are connected to services and have opportunities to influence local services and local priorities.
- 15.4 In addition, the Borough Council has a legal requirement, under Section 17 of the Crime and Disorder Act 1998, to review how their current service provision impacts on crime and disorder reduction and how they can take active steps to reduce crime and disorder. The relevant local plan policy for minimising the opportunity for crime is **Policy DS6** – 'Design and Amenity'.
- 15.5 Where a development proposal impacts beyond its immediate site by generating concerns about safety in the local area it is reasonable to expect developers to contribute financially to community safety schemes. These contributions may be considered essential to offset those impacts on a local area and to make a scheme acceptable in planning and safety terms.

### On-Site Provision

- 15.6 Once a development has been completed the main opportunity to incorporate crime prevention measures is lost and connections between new and existing communities weakened. Developers should also consider how the new development connects and relates to its neighbours.

### Off-Site Contributions

- 15.7 Where a development proposal impacts beyond its immediate site by generating concerns for community safety, cohesion and wellbeing in the local area it is reasonable to expect developers to contribute financially to community schemes.

These contributions may be considered essential to offset those impacts and to make a scheme acceptable in planning and sustainability terms. These funds will be pooled according to area, and made available according to prevailing need relevant to the proposed development, in line with the Council's local Community priorities. These priorities may change over time.

- 15.8 Any new development has a relationship with existing developments. This may be social, economic, environmental, health or crime related. It can be positive and negative. To achieve community cohesion in the Borough, new development needs to link to and connect with other communities. Off-site contributions can be sought to achieve this. For example, CCTV and lighting in routes and Community Centre sites that enable access to community resources/facilities relevant to new development communities.
- 15.9 Future residents of newly built dwellings can be expected to use the nearest local and district centre in their day-to-day activities and their local community centre on occasion. As such all new dwellings will be required to make a contribution directed at these centres and any other area identified as being in need of improvement in the vicinity of the development. Increased use should be met by a commensurate increase in crime and disorder reduction measures in these areas and improvement to existing community facilities.

**Figure 10 - Typical Costings for Implementation of Boroughwide CCTV Strategy over 5 year period**

<b>Initiative</b>	<b>Capital Cost</b>	<b>Revenue Payments per annum</b>	<b>Contribution per dwe (£)</b>
<b>CCTV Control Room</b>	<b>1,970,000</b>		<b>343.00</b>
<b>CCTV Monitoring and Operations</b>		<b>155,000</b>	<b>135.00</b>
<b>TOTAL</b>	<b>1,970,000</b>	<b>775,000</b>	<b>478.00</b>
<b>Total 2010 Prices</b>	<b><u>1,684,032</u></b>	<b><u>662,500</u></b>	<b><u>409.00</u></b>

\*See breakdown at Appendix 4, 5 and 6 of the full 'Community Safety' DCGN

### **2010 Contribution to CCTV by Dwelling Type**

<b>Dwelling Size</b>	<b>Total Contribution 2007</b>	<b>Total Contribution 2010</b>
1 Bed	287	246
2 bed	386	330
3 bed	546	467
4 bed +	683	584

### **Non-Residential Contributions to Community Safety**

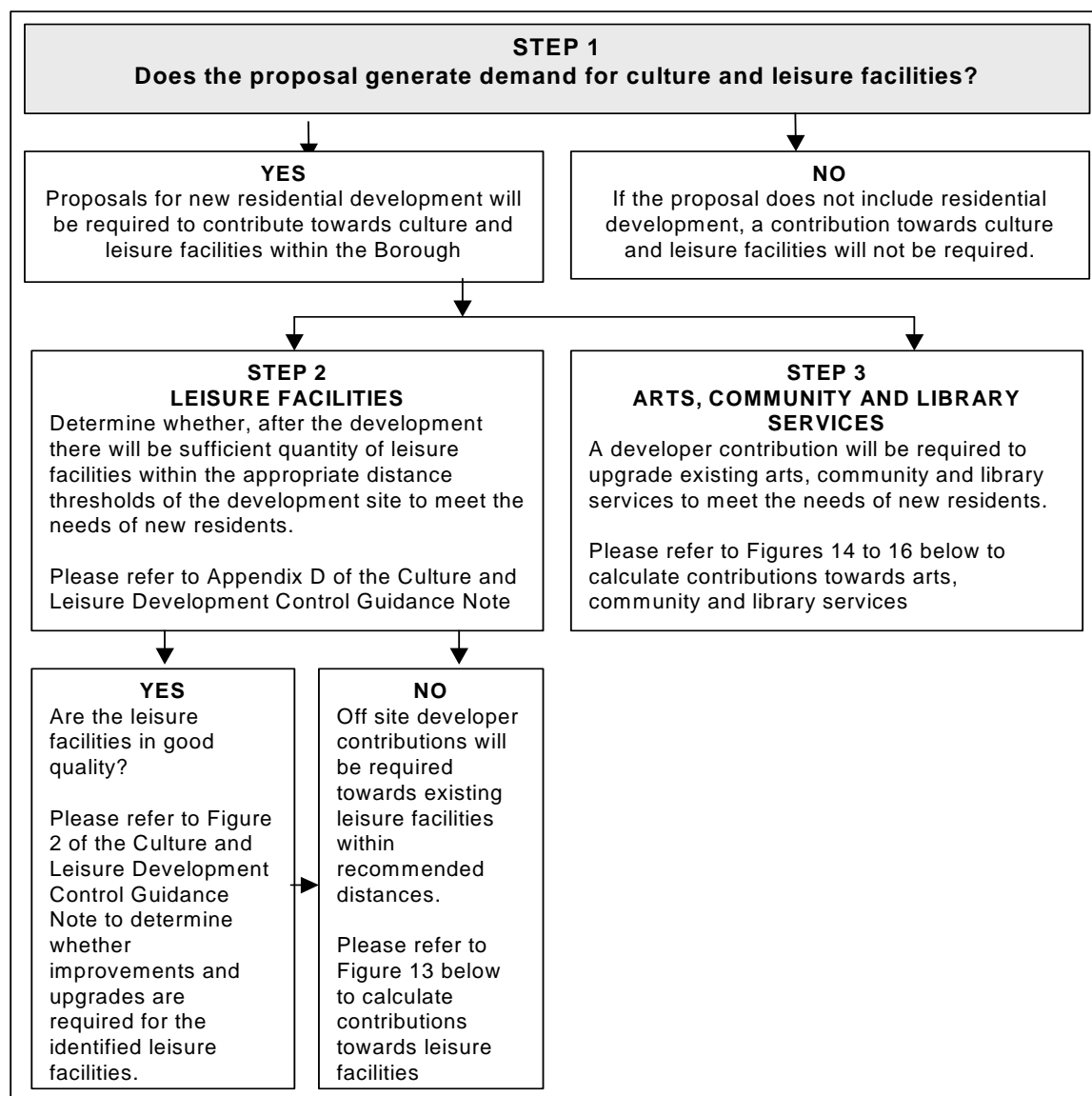
- 15.10 The Developer contributions to Community Safety DCGN (2006) also set out a contribution per square metre for all retail floorspace to support community safety initiatives. This contribution covered all four Project Items two of which have been removed, leaving contributions for CCTV Control Room and CCTV Monitoring and Operations. The 2010 contribution level has reduced to **£3.81** per sq. m.



## Culture and Leisure

- 16.1 The provision of cultural and leisure facilities underpin people's quality of life. Swindon Borough Council regard such provision as important to resident's health and well-being and to the achievement of sustainable communities. Relevant local policy is detailed in Adopted Plan Policy R1 New or Improved, Recreation, Sport or Leisure Facilities.
- 16.2 A Leisure Audit and strategies covering Arts, Community and Library Services have been undertaken to assess current provision of cultural and leisure facilities in Swindon. This information will serve to advise where developer contributions could benefit facilities in cases where new residential development will create or exacerbate a deficiency in the quantity, quality and/or the accessibility of culture and leisure provision in Swindon. The flow chart at Figure 12 below details the process by which culture and leisure contributions are determined.

**Figure 12 - Determining Culture and Leisure Requirements**



## **Sustainable Communities - Active, Inclusive and Safe**

- 16.3 New development can impact on the ability of existing resources to meet additional needs and can impact on the well-being of existing communities. The way in which people feel about their neighbourhoods and communities, pride in where they live and connections to community activity has a direct impact on community cohesion and personal health and well-being. Established communities, particularly those that are predominantly social housing can be in danger of experiencing greater levels of exclusion, disadvantage and stigmatisation as a result of new development.

### **Community Centres**

- 16.4 Community Centres provide identity to neighbourhoods and offer valuable opportunities for the occupants of new developments to meet and interact with those who already live in the area. Operational seven days a week and offering full public access to a wide range of good quality services and facilities provides opportunities for the public to become involved in local community activity.

### **Community Cohesion**

- 16.5 All local authorities have a responsibility to promote community cohesion. Community cohesion is about the relationships and understanding that have people have within a given community and between community members.
- 16.6 As outlined in the recent Government paper: The Coalition: Our Programme for Government on Communities and Local Government 2010: it states that The Government's driving force is to decentralise power away from Whitehall and down to local people and communities. Services should be personalised to the individual and to individual neighbourhoods and this is something central government cannot do. At the same time we want to make councils more accountable to local people and give local communities control over housing, planning and other decisions. It means local authorities in turn listening to their residents and delivering what is asked by them.
- 16.7 The current relevant policies for community cohesion and well-being;
- A Shared Vision for Swindon 2008-2030
- 16.8 The exact nature of new facilities or improvements will be subject to neighbourhood priorities, strategic assessments, consultation with local people, user patterns and the prevailing local circumstances. The opportunity to take advantage of multi-use design will be closely examined and followed whenever practicable. **Appendix 12** outlines key priorities in neighbourhood clusters.

### **Contributions**

- 16.9 Figures 13 to 16 below detail the developer contributions that will be required per average size dwelling for each type of culture, community and leisure facility:

### 2010 Methodology for calculating Leisure Contributions

- 16.10 The Sport England Calculator sets out a cost towards the provision of the following strategic leisure infrastructure that equates to the following costs per average dwelling:

**Figure 13 - Contribution to Leisure Facilities**

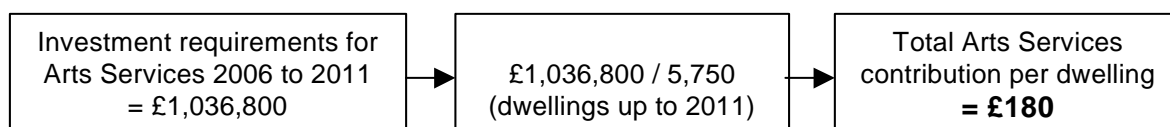
<b>Leisure Item</b>	<b>£ Cost per average Dwelling</b>	<b>70% £costs per average dwelling</b>
Pools	£312.37*	£218.66
Halls	£559.69*	£391.78
Indoor Bowls	£42.28*	£29.60
STPs 3G	£66.32*	£46.42
<b>TOTAL</b>	<b>£980.66*</b>	<b>£686.46</b>

- 16.11 The figures above marked with an asterisk\* reflect new build prices therefore to support the fact that the Leisure Strategy primarily concentrates on refurbishment, upgrade as well as expansion, only 70% of this value will be used to calculate the contributions. Total for Leisure per average dwelling = £980.66 / 0.7 = £686.46, translating into £288.43 per person, converting into the following cost per unit for Leisure.

<b>Dwelling Size</b>	<b>Leisure Contribution £</b>
1 Bed	£412
2 bed	£554
3 bed	£785
4 bed +	£981

- 16.12 The increased leisure costs will be absorbed by a commensurate reduction in the cost of the Central Area Public Realm Contribution, equivalent to the cost of the leisure percentage of the total Culture & Leisure contribution and are marked with an double asterisk in the table below.\*\*

**Figure 14 - Contribution to Arts Services**



\*Index linked 2010 £ = **£167.00**

**Figure 15 - Contribution for Community Neighbourhood Projects  
(5-year period)**

Cost of Community and Neighbourhood projects to 2011  <b>£1,385,423</b>	÷	WSP2011* Development rate per annum to 2011  1150x5 = <b>5750</b>	=	Contribution per dwelling for Community and Neighbourhoods  <b>£241</b>
--	---	--	---	--

\*Index linked 2010 £ = **£203.00**

**Figure 16 - Contribution to Library Services**

600 m <sup>2</sup> Library per 12,000 population	→	0.12 m <sup>2</sup> of floorspace per average dwelling (0.05 m <sup>2</sup> per person x 2.38)	→	Cost of Library per m <sup>2</sup>  = £1,333	→	Total Library Contribution per average dwelling £1,333 x 0.12 m <sup>2</sup>  <b>= £160</b>
---	---	---	---	---	---	---

\*Index linked 2010 £ = **£149.00**

### 2010 Contribution Breakdown by infrastructure Item

Dwelling Size	The Arts	Libraries	Community & Neighbourhoods	Leisure**	TOTAL Per Dwelling £
1 Bed	£100	£90	£122	£412	£724
2 bed	£134	£120	£164	£554	£972
3 bed	£191	£170	£232	£785	£1378
4 bed +	£238	£213	£290	£981	£1722

### Contribution to Culture and Leisure by Dwelling Type

Dwelling Size	Contribution Sought 2006	Contributions Sought 2010**
1 Bed	£453	£724
2 bed	£609	£972
3 bed	£862	£1378
4 bed +	£1078	£1722

(Update based on BCIS All In Tender Price Indices)

## Public Realm in Swindon's Central Area

- 17.1 Swindon's Central Area, as defined in the emerging Swindon Borough Local Plan 2011 corresponds with the operational area of The New Swindon Company, one of 22 Urban Regeneration Companies established in the UK. It is important that Swindon's central area is of a sufficient quality to sustain and enhance its sub regional role. Regional Planning Guidance for the South West recognises that improvements are required stating that, 'the town centre and urban environment have not kept pace with economic expansion and are in need of updating to provide an urban centre, with retail, cultural and educational facilities commensurate with Swindon's economic role'. Central area public realm is a key component in assessing the quality and attraction of the central area and improvements in public realm will be to the benefit of every new Swindon resident.
- 17.2 The Borough Council's commitment to improving Swindon's central area is also a key aspect of the Corporate Plan 2004-2007, and the Community Strategy, 2004-2010. It is estimated that to regenerate the whole of the central area of Swindon would involve expenditure on public realm, infrastructure and transport running into many £100 millions. Focusing investment into major project areas, outlined in more detail in the full Development Control Guidance Note, is expected to act as a catalyst for future inward investment and central area regeneration.
- 17.3 Work commissioned by The New Swindon Company has put the cost of this investment at around £38.3m up to 2016 (See **Appendix 13**). Of these projects around 70% are expected to be completed or underway by 2011. Taking into consideration other sources of investment made available up to 2016 the project spend apportioned to residential development to 2011 is estimated at **£17.2m**. All dwellings are required to make a contribution to Public Realm as it is expected all residents of the Borough will utilise Swindon Central Area for their higher-order service needs. The full Guidance Note also outlines contributions from retail and mixed-use developments, which provide for improvements to public realm in the vicinity of their site.

**Figure 17 – Contribution to Public Realm**

Public Realm spend to 2011 (incl.inflation) <b>£17,238,960</b>	$\div$ $\cdot$	WSP2011* Development rate per annum to 2011 1150x5= <b>5750</b>	=	Contribution per dwelling <b>£2998</b>
---	-------------------	---	---	--

\*WSP2011 Wiltshire and Swindon Structure Plan 2011

Total average contribution per dwelling in 2010 = **£2788**

### Contribution to Public Realm in the Central Area by Dwelling Type

Dwelling Size	Contribution Sought 2006	Contribution Sought 2010 (total)	Contribution Sought 2010 (Reduced)
1 Bed	£1802	£1675	£1263
2 bed	£2419	£2249	£1695
3 bed	£3427	£3186	£2401
4 bed +	£4284	£3983	£3002

- 17.4 The contribution totals stated above appear at a reduced level in the S106 Ready Reckoner in **Appendix 22**, and the accompanying on-line S106 calculator. This alteration has taken place to accommodate the increase in value of the Leisure contribution under the Culture and Leisure Section of this document.

### Non-residential contributions to Public Realm

- 17.5 The Developer Contributions to Public Realm and Infrastructure improvements in Swindon's Central Area (August 2006) identified all new retail floorspace within the Central Area as triggering a contribution for public realm.
- 17.6 The 2006 value of £34.76 per sq. m has been index linked to a 2010 value of **£32.32** per sq. m.

## Public Art

- 18.1 Swindon Borough Council's Public Art Policy, adopted in 1988, uses a principle called Percent for Art. Percent for Art is an internationally used funding mechanism for the commissioning of public art. The Arts Council of England endorsed Percent for Art in 1988 as an important means to integrate the work of artists into the planned development of public space. Normal practice is for at least 1% of capital costs to be allocated for public art. For the purposes of this Guidance Note the Council is interpreting this 1% as fixed figure derived from an average build cost per dwelling. Adopted Local Plan **Policy ENV7** provides the local policy framework for Public Art and outline a 10 dwelling or 0.4 hectares threshold for contributions.
- 18.2 The English Stock Condition Survey (ODPM, 1998) states that the average dwelling in the southwest is constructed at a size of 93m<sup>2</sup>. The BCIS survey of tender prices for February 2006 indicate an average build cost of £917/m<sup>2</sup> for the south west region based upon a national survey of 87 estate housing contracts. This figure excludes external works and contingencies. The average dwelling in the south-west would, therefore, cost in the region of £85,000 to build. The 2010 indexed figure for the average cost per dwelling is £79,329.

**Figure 18 – Calculation to Determine Public Art Contribution**

Net build cost per dwelling <b>£917 per m<sup>2</sup></b>	<b>×</b>	Average floorspace dwelling (SW) <b>93m<sup>2</sup></b>	<b>=</b>	Average cost per dwelling <b>£85,281</b>	<b>×</b>	0.01 (1%)	<b>=</b>	<b>Percent for Art per dwelling £853</b>
--	----------	--	----------	---	----------	--------------	----------	--

2010 contribution per dwelling = **£793**

- 18.3 1% of this capital cost equates to a one off payment for public art of £853 per dwelling, which at 2010 values is £793, equitably apportioned to different dwelling sizes as below.
- 18.4 All development, including retail, commercial and mixed use is required to contribute to Public Art but this lies outside the remit of this document.

### 2010 Contribution to Public Art by Dwelling Type

Dwelling Size	Contribution Sought 2006	Contribution Sought 2010
1 Bed	£512	£476
2 bed	£687	£640
3 bed	£896*	£906
4 bed +	£1217	£1133

\* Calculation error in the 2006 contribution for a 3-bed house should have been £975, which explains why the contribution appears to rise rather than fall.

### **Public Art Provision for Non-Residential Uses**

- 18.5 Adopted Local Plan **Policy ENV7** provides the local policy framework for Public Art and outlines the following thresholds:
- b) Allocated employment sites and renewal of commitments on Key Employment Areas defined in E1, and any other employment development of greater than 335sqm floorspace:
  - c) Significant recreational or tourist development within Use Classes C1 and D;
  - d) Retail (Class A1) developments of 2,500sqm floorspace or more; and
  - e) Significant public/community facilities developments.
- 18.6 The Council will seek to negotiate with applicants on all development proposals that trigger the criteria detailed above, commencing with a contribution value equivalent to 1% of the capital cost of construction (excluding fit-out), to secure a contribution towards the provision of public art within the Borough.
- 18.7 Circumstances will arise, where the scale or nature of the development secures a contribution of a value that is capable of delivering significant public art benefit on site, fully integrated into the development that would benefit the users. In such circumstances the Local Planning Authority may seek to secure on-site delivery through the provision of an Art Strategy, and accompanying details of design and implementation. Under such circumstances the developer will be expected to bear the projects costs. Such costs would not be expected to rise above 15% of the value of the contribution secured.



## Community Forest

- 19.1 The Great Western Community Forest (GWFC) covers the whole of Swindon Borough, extending into North Wiltshire, Vale of the White Horse and Kennett Districts, covering approximately 45,000 hectares, of which 23,000 is situated within Swindon Borough. It is one of twelve Community Forests in England initiated in 1989 by (then) Countryside Commission and Forestry Commission. The GWFC bid to government identified the challenges associated with Swindon's rapid growth and this unique role for a community forest was premised around the mitigation and integration of new development. 'The Great Western Community Forest Plan' was approved by government in 1994 (reviewed in 2000). Since then, further support for Community Forests has been identified in the Forestry Commission's England Forestry Strategy and the recent Rural White Paper. The guiding principle of all Community Forests is summarised by the key aim:

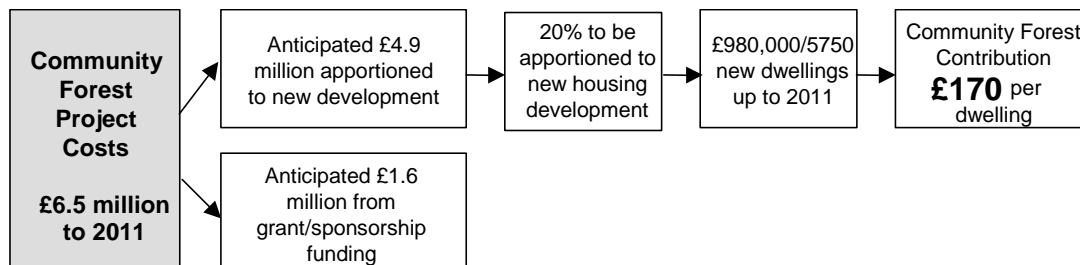
***"To develop multi-purpose forests which will create better environments for people to use, cherish and enjoy."***

(Forest Plan, October 1999, paragraph 1.8)

- 19.2 Funds needed to cover both infrastructure and core costs for the Community Forest Area are sought from a wide range of sources including the Forestry Commission, Swindon Borough Council and various grant aid organisations. Contributions will be sought to ensure delivery of significant, quantifiable benefits, which support the aims, and objectives of the Forest Plan and Business Plan. The Forest Plan goes to 2027 but all costs and contributions for the purposes of this guidance have been adjusted specifically to only incorporate costs up to 2011, in line with the Swindon Borough Local Plan. The community forest provides a vitally important landscape setting that mitigates against the effects of new development and provides rural and urban fringe improvements in response to urbanisation, offering recreational opportunities for residents.
- 19.3 Projects identified to deliver Community Forest benefits through developer contributions may include;
- New woodland to increase woodland cover
  - Enhancing areas of poor environmental quality with landscaping improvements
  - Improving public access
  - Promotion of the GWFC
  - Community and education outreach work
  - Improving the management of existing woodland.
- 19.4 The Forest Plan sets out 6 specific forest areas and contributions secured from development will be directed to the nearest forest area. A map detailing the six forest areas is also included at **Appendix 14a**.
- 19.5 The proportion of the overall costs to be divided between residential and non-residential land uses assumes a 20:80 ratio, recognising the greater impact arising from commercial development. Contributions from other types of development will be required by the Council but not through this guidance.

- 19.6 It is acknowledged that the total estimated costs associated with the Community Forest (within the Swindon area) will be offset by grant aid from a number of sources.

**Figure 19 – Calculation to Determine Community Forest Contribution**



2010 Indexed contribution per dwelling = **£158**

### 2010 Contribution to Community Forest by Dwelling Type

Dwelling Size	Contribution Sought 2006	Contribution Sought 2010
1 Bed	£103	£95
2 bed	£137	£127
3 bed	£193	£180
4 bed +	£241	£226

### Non-Residential Contributions to Community Forest

- 19.7 Developer Contributions also apply to non-residential developments as set out in the Community Forest Supplementary Planning Guidance (August 2004). The Council will seek contributions from the following development proposals:
- All commercial development, mainly restricted to major 'B' Class uses; and
  - All major retail uses  
(Including significant extensions)
- 19.8 The formulae for calculating the required contributions are detailed in **Appendix 14b** indexed to 2010 values. The 2010 value is **£4.04** per sq. m.

## Local Health Provision

- 20.1 Swindon Primary Care Trust (PCT) has a responsibility for the provision of local health care services for the 200,000 people who live in the Borough of Swindon and in Shrivenham. Contributions will only be expected to fund provision of local health care for those residents within the Borough. The PCT works in partnership across the public, private and voluntary sectors, and with Swindon Borough Council.
- 20.2 Contributions will be sought where, as a result of increased need generated by new development:
- Existing premises are inadequate (according to accepted NHS standards) to cope with additional need e.g. poor access for people with disabilities and/or children; poor ancillary facilities;
  - Premises need to be enlarged to provide the additional facilities and services to meet increased patient or user numbers generated as a result of new development
  - New premises or services have to be provided at a local level
- 20.3 The PCT has responsibility for 33 GP practices, of which 32 are located within the Borough. Based on a target of 1700 patients per GP, at January 2010 there was an excess of 52,996 patients in the PCT area (Swindon). A contribution will be required from new development where the projected list size of the local GP practice is likely to be greater than the target of 1700 patients per GP as a result of the proposal, or if it will further increase the list size where capacity already exceeds the target of 1700 patients per GP. **Appendices 15 and 16** outline the patient numbers of each GP surgery in the PCT area. Where Branch surgeries are identified, figures are included with those relating to the main surgery.
- 20.4 An individual development proposal that is projected to result in more than 1700 new patients may require a new facility to be provided as part of the development. This would involve the developer:
- Providing a plot within the site for the future provision of a facility
  - Constructing a new facility as part of the overall development, or
  - Funding the improvement of an existing nearby facility.
- 20.5 The exact requirements for these sites will be determined on an individual basis in consultation with the PCT, and may well be the subject of a separate legal agreement. On smaller residential sites, where there is likely to be a cumulative impact on existing medical services, the need for full provision is likely to be replaced by a requirement for financial contributions. Contributions from individual schemes may not in themselves be sufficient to fund specific projects, and therefore the pooling of contributions would enable health care improvements to

be achieved. All new dwellings will be required to contribute to Local Health Provision. All GP practices in the Borough are already exceeding capacity or will do so in the near future.

**Figure 20 – Calculation to Determine Local Health Contribution**

1 additional GP requires additional floorspace of 95m <sup>2</sup>	X	Cost of additional floorspace per m <sup>2</sup> £1,500 m <sup>2</sup>	=	Total cost of additional floorspace for 1GP £142,500	÷	£142,500 / 1700 (Patients per GP) = <b>£83.82 per person</b> £83.82 x (2.38 people per household)	=	Contribution per dwelling for additional floorspace <b>£199</b>
--	---	---	---	---	---	---	---	--

2010 contribution level per dwelling = **£199**

- 20.6 Contributions are required where a surgery is at or exceeding capacity. In addition, **Appendix 15** outlines projected additional population for surgeries (derived from information provided by the Swindon Primary Care Trust), which incorporate all new residential development in the pipeline up to 2011. This includes developments with planning permission, Authority to Grant (pending S106 agreements) and those allocated in the Swindon Borough Local Plan 2011. Where new development will result in spare capacity being taken up a contribution will also be required.

#### 2010 Contribution to Local Health by Dwelling Type

Dwelling Size	Contribution Sought 2006	Contribution Sought 2010
1 Bed	£87	£120
2 bed	£117	£161
3 bed	£166	£227
4 bed +	£207	£284

- 20.7 The cost of additional floorspace per m<sup>2</sup> has been increased to £1,500 per m<sup>2</sup>, resulting in a total cost of £142,500 for the construction of 1 no. GP consulting room. The alteration to the base line data has resulted in the calculation of the contribution without specifically using the All-In TPI from 3Q 2006.

### Waste Management

- 21.1 The provision of an effective and easy to use recycling and refuse collection service is essential if we are to manage Swindon's waste in a sustainable way that minimises the impact on the environment.
- 21.2 Swindon Borough Council has a responsibility for the collection and disposal of all municipal waste, the bulk of which is household waste. The Borough Council adopted a Municipal Waste Management Strategy 'Managing Swindon's Waste for Future Generations' in 2006. This sets out the Borough Council's approach to sustainable waste management with an overall objective to minimise the amount of waste that Swindon has to treat, or dispose of.
- 21.3 It is reasonable to expect developers to contribute financially to the provision of a recycling and refuse collection service for all new residential development, which enables residents to manage their waste sustainably.
- 21.4 Additional residential development will increase the pressure on the Borough's existing household waste and recycling services. Added capacity to serve an additional population of 20,000 would cost £500,000.
- 21.5 In addition, the increase in waste volumes generated by additional development will require the Council to procure waste treatment facilities by 2014. It is appropriate that developers should contribute to the provision of these facilities. New demand will generate a need for a new waste treatment plant to that serves a population of 25,000 and new community recycling facilities, each with the capacity to serve 1000 households.
- 21.6 The following contributions are based on a contribution per household to waste storage facilities (1 x wheelie bin and 2 x recycling boxes) along with a contribution towards the provision of additional household waste recycling centre, community recycling sites and waste treatment facilities. The detail of this breakdown can be found at **Appendix 17**.

**Figure 21 – Waste Management Figures @ 2007 costs**

Waste Storage Facility	Contribution Sought
Wheelie bin	£20
Boxes	£40
Community recycling facility	£5
Centralised household waste recycling centre	£25
Centralised waste treatment facility	£40
<b>Total</b>	<b>£130</b>

**2010 Contribution to Waste Management by Dwelling Type**

<b>Dwelling size</b>	<b>Total Contribution 2007</b>	<b>Total Contribution 2010</b>
1 Bed	£79	£67
2 Bed	£106	£90
3 Bed	£150	£127
4 Bed +	£187	£158

- 21.7 Due to the different nature of refuse collection for flats a premium of **£641 may be payable** for every 6 new flats built in the event that the Local Authority is expected to supply the waste provision. This would secure the provision of a near entrance collection facility.

### Wiltshire Fire & Rescue Service

- 22.1 To support the emerging Core Strategy, Wiltshire Fire and Rescue Service have created an evidence base document 'Wiltshire Fire & Rescue Service's Community Risk Strategy for Swindon Borough from 2006-2026' (2009) 'The Strategy'. Its purpose is to set out the capital investment that research into response times has identified would be required to allow it to continue to deliver an acceptable level of service and respond to call-outs in the required timeframes. The Fire Service document contained two options, the 'Preferred Option' and the 'Compromise Option'. These set out slightly different levels of provision, dependent on the ability to deliver the full package subject to financial commitment.
- 22.2 The Strategy looks at a combination of upgrading existing fire stations, from 'immediate response during the day and delayed response at night to immediate response day and night', alongside the shrinking existing service provision in other areas to relocate from one sites to another, and identifies areas of search inside which new fire stations would be best located to deliver maximum benefit. Consideration has already been given to the possible funding sources, including the potential revenue generated from the sale of existing sites. The document does not take into account the potential cost of the purchase of land to accommodate new fire stations, and the Fire Service would seek to participate in negotiations with landowners or developers where development proposals come forward in locations that lie within the search areas, with a view to securing the land area required, although the services starting point for any negotiation would be land transfer at nil cost.
- 22.3 The 2010 Update of this strategy incorporates the initial revenue costs of set up, e.g. the equipment and officers needed to run the service and the supply of the engines for the first year, and the funding Gap values have been reviewed based on early 2010 land values. A breakdown of these costs can be found in **Appendix 18**.
- 22.4 There is a need to acknowledge that the Fire Service does not exist solely to provide a service to residential properties in the Borough, but the service is also needed to support all other land uses including employment, commercial, retail and public facilities. The WFRS had undertaken research that identified that 60% of their call-outs in Wiltshire are to attend residential incidents, therefore this research provides a strong justification to split the contribution 60/40 between residential and non-residential development.
- 22.5 The evidence base is created based on the expected growth agenda of 34,200 homes, and therefore that number has been used to generate the cost per dwelling. The figure remains static across dwelling sizes as the same level of service, two pumps, will need to be dispatched as a minimum regardless of dwelling size.
- 22.6 In this instance the infrastructure provision is also to be provided non-residential development, that is commercial, business and retail that is new-build, or where change of use occurs that will intensify the risk at the location.

- 22.7 The methodology that has been used to calculate the non-residential contribution is to consider the scale number of hectares of employment land that was required to support the growth to 2026. In the emerging Core strategy this was cited as 128 hectares. The funding gap for the non-residential element (40% of the total gap) has been divided by the 128 hectares and then translated into a price per square metre.
- 22.8 The calculation of a contribution will be taken against the gross internal floor area in the following circumstances:
- The gross internal floor space for new commercial, retail and leisure provision
  - The gross internal floor space of existing premises where a change of use proposal will result in a greater fire risk than the original use e.g. The new use introduces additional staff and public, intensifies the number and timeframe of the building occupancy.
- 22.9 This methodology will allow the contribution level to be spread across wider land-uses and trigger against the floor space as opposed to the size of the application site, as the two are often not comparable when it comes to the level of activity and site to floor space ratio.
- 22.10 The Fire Service had already undertaken research that identified that 60% of their call-outs in Wiltshire are to attend residential incidents.

### Preferred Option A Funding Gap

Total Capital Sum	£4,533,563
Total Revenue Sum	£4,320,200
<b>Total Funding Gap</b>	<b>£8,953,763</b>
Residential Allocation (60% of total)	£5,312,257
Non-Residential Allocation (40% of Total)	£3,641,506

### Residential Methodology

<b>£5,312,257</b> (60% of total contributions)	/	<b>34,200</b> No. of dwellings to 2026	=	<b>£155 per dwelling</b>
---	---	---	---	--------------------------

### Non-Residential Methodology

<b>£3,641,506</b> 40% of funding gap for Non-Residential	/	<b>1280000 m2</b> (equivalent of 128 Hectares)	=	<b>£2.84 per m2</b>
---	---	---	---	---------------------



### **Fire Hydrants and Water Supply for Fire Fighting**

- 22.11 In addition to the requests for financial contributions towards the overarching infrastructure, the WFRS Community Risk Strategy highlights the need for development to ensure that it is served by an appropriately sized water main that is capable of providing a pressure and flow rate that can be used for fire fighting purposes. In addition to the mains supply and flow rate, fire hydrants will be required to be located at strategic positions around the development to serve the need for access to that water supply in the event of fire.
- 22.12 In circumstances where it is deemed that the existing provision, water supply and/or hydrants in the vicinity of the development is incapable of satisfactorily serving a fire fighting need for that development proposal, the developer will be expected to deliver the infrastructure requirements integral to the development to include both the pipework required and accompanying hydrants. Where this provision cannot be achieved the Fire Authority may seek additional contributions to cover the costs of installation of a separate water supply. The required provision is set out in the Box below.

#### **Wiltshire FRS Specifications for Fire Hydrants and Water Mains for Fire-Fighting Purposes**

- Fire hydrants are fitted to water mains; those water mains must be of at least 100mm in diameter in residential areas and at least 150mm diameter in commercial/industrial areas.
- In residential areas, fire hydrants should be positioned no more than 350 metres apart, and in industrial areas no more than 180 metres apart. Fire hydrants covering large public buildings and areas such as hospitals, hotels, schools and town centre developments should be spaced at 180 metre intervals unless relevant codes of practice state otherwise. In planning the provision of fire hydrants in rural areas, particular attention should be paid to specific risks and therefore no definitive distances can be provided.
- Where development is considered to be a 'major risk', it will be considered individually to ensure that the overall provision for fire fighting comprising, as appropriate, internal water based protection systems, private fire hydrants, statutory fire hydrants and other 'open water' supplies, is adequate.
- Fire hydrants should be sited in positions to be agreed by the Fire Authority and, where possible, such locations will be at main roads, feeder roads or road junctions where they are readily visible.

- 22.13 Applicants will be notified of this requirement during the determination of the planning application. It is expected that the fire fighting mains and hydrants will be installed in tandem with the construction phases of development to ensure that they are immediately available should an incident occur and the Fire & Rescue Service be called.
- 22.14 The provision of such infrastructure is likely to be secured through the most appropriate means and could be included on a conditional planning permission, or tied by legal agreement, dependent on the circumstances.

## Appendix 1

### Calculation of Average Household Size Occupancy Apportionment of Contributions

#### Contribution by Dwelling Type

Average Household Size in Swindon Borough = 2.38 persons

#### Average Household Occupancy

Dwelling Size	Average persons per household
1 Bed	1.43
2 bed	1.92
3 bed	2.72
4 bed +	3.4

Source: Fordham Research (2006) Housing Needs Assessment June 2006.

The Council has sought to equitably apportion contributions according to average household size.

#### Average Household Size

$$\begin{array}{|c|} \hline \text{Contribution} \\ \text{per} \\ \text{dwelling } \pounds \\ \hline \end{array} \div \begin{array}{|c|} \hline \text{Average} \\ \text{dwelling} \\ \text{occupancy} \\ (2.38 \text{ persons}) \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Contribution} \\ \text{per head } \pounds \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Average No.} \\ \text{persons per} \\ \text{household} \\ 1 - 4+ \text{ bed} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Contribution} \\ \text{per 1 - 4+} \\ \text{bed dwelling} \\ \pounds \\ \hline \end{array}$$

## Appendix 2

### Household Projections to 2011

Whilst the most recent strategic policy framework for Swindon is the Wiltshire and Swindon Structure Plan 2016, the emerging Local Plan to 2011 is prepared in accord with the Wiltshire Structure Plan 2011 and represents the most up to date and relevant local policy framework. The Swindon Borough Local Plan 2011 outlines a strategic housing requirement of 23,000 dwellings up to 2011 derived from the Wiltshire Structure Plan 2011. This equates to development rates over 20 years of **1150** dwellings per annum for Swindon.

### Application Exemptions

The Section 106 Agreement for the Southern Development Area has already been negotiated and a figure for commuted sums agreed upon. This will not be affected by the introduction of this Guidance Note. Similarly, those applications with a resolution to grant will also be exempt. The residual dwellings to be built in the Plan period will be subject to a contribution for the above listed social infrastructure in addition to any new dwellings over and above this figure. The Wiltshire Structure Plan 2011 outlines development rates of **1150** dwellings per annum for Swindon.

### Application Triggers

The contributions will only apply to new development.

This Guidance will apply to all applications that would require it to be assessed as a material consideration including applications for the extension of time to implement the permission, and S73 applications where applicable. Under such circumstances submissions will be assessed on a case-by-case basis with regard to the requirement to consider the content of this Guidance. This would also be applicable where there is a need to review the terms of an existing legal agreement that accompanied the original planning permission.

## Appendix 3

### Planning Obligations: Your Questions Answered

#### What are Planning Obligations?

An obligation entered into by a landowner pursuant to section 106 of the Town and Country Planning Act 1990 regarding the use of the land. The obligation can either be made by a deed of agreement with the Local Planning Authority or by a deed of Unilateral Undertaking ("UU"). A planning obligation may impose requirements on the use of the land which may include restrictions and/or payment of contributions. A planning obligation binds the land in question and runs with the land and is therefore binding on future owners of the land. A planning obligation may be enforced against both the original party and anyone acquiring an interest in the land from him/her unless the deed states otherwise.

#### Who may enter into a Planning Obligation?

In order to protect the interest of the Local Planning Authority, all interests in the land must be bound by the obligation. Therefore the Council would require the landowner, lessee and mortgagees to be parties to the deed of planning obligation. The Council would advise anyone entering into a planning obligation to seek independent legal advice and contact our Development Management team for pre-application advice.

#### What is a Unilateral Undertaking?

A UU is a section 106 deed of planning obligation where the Local Planning Authority is not a party. In certain cases a developer/landowner may decide to submit a UU as part of a planning application. This may be advantageous where the requirements of the LPA in respect of a particular scheme are not too detailed and the developer/landowner is willing to agree to these requirements without any prolonged negotiations. A UU that is acceptable to the LPA offers a quicker way of dealing with a planning application. A UU may also be used by a developer/landowner to offer a section 106 package to the LPA where both parties do not agree and the developer/landowner believes that what they have offered is appropriate. This is more likely to occur in an appeal situation where the both parties are in dispute as to the appropriate level of planning obligation required for a proposed scheme.

Although the LPA may accept a UU that addresses all its requirements for a proposed scheme, a section 106 agreement is normally preferred, especially where negotiations are necessary on complex issues and the developer/landowner requires the LPA to enter into certain obligations e.g. regarding the use of developer contributions. In that case, the LPA would expressly require the parties to enter into a section 106 agreement.

Whether a planning obligation is dealt with by a UU or an agreement, the LPA will require its Legal Department to peruse the deed to ensure that the terms are acceptable before granting planning permission.

#### How are Planning Obligations enforced?

Swindon Borough Council are responsible for the enforcement of planning obligations. If a developer/landowner is in breach, the Council has various remedies it may pursue to enforce compliance, including seeking an order of court for recovery of monies owed for non-payment of financial contributions or seeking an order of mandatory injunction requiring a developer/landowner to carry out a planning obligation. Proactive monitoring

of planning permissions and accompanying deeds assists to ensure that obligations are met in a timely manner.

### **Can Planning Obligations be modified or discharged?**

A planning obligation may not be modified or discharged except by agreement between the authority and the person or persons against whom it is enforceable. Any agreement to modify or discharge a planning obligation must be by deed. However, a developer/landowner may appeal to the Planning Inspectorate where the LPA refuses to modify/discharge a planning obligation that has been in force for at least five years.

### **Procedure for completing a Unilateral Undertaking**

The Council will normally expect an obligation to be entered into by agreement. The need for obligations to be given will have been identified during the pre application stage and the Council's requirements will be clarified during discussions with the Planning Department, however this does not exclude the need for consideration of requests made during the consultation on a planning application. If an undertaking is acceptable in principle then a draft must be submitted to the Council for consideration alongside the application so that officers can consider its acceptability. The Legal Department of the Council will have to be satisfied with terms of the UU and the details of title and other relevant matters.

### **Procedure for completing a S106 Agreement**

The details of the obligations will have to be discussed and agreed with the Planning department of the Council at an early stage. The Legal Department of the Council will be involved in the drafting of the Agreement with the developer/landowner's solicitor.

### **Receipt of the Undertaking/Agreement**

All documents will be dealt with through the Council's officers and the parties will have copies. A decision notice will not be issued until the required deed of planning obligation has been completed.

### **Legal Fees associated with Agreements and Undertakings**

The Council has produced a standard Unilateral Undertaking template, standard Heads of Terms for S106 agreements and a standard S106 Agreement template. These are available from the Council's Legal Department and online at [www.swindon.gov.uk/modelagreements](http://www.swindon.gov.uk/modelagreements). Applicants are also advised to contact the Legal Department for details of the costs involved in entering into planning obligations. The Council's legal costs will need to be met by the developer/landowner.

### **Land Charges**

Planning Obligations are registered as local land charges and will be picked up by any search submitted on behalf of a potential purchaser unless the planning obligations have been discharged.

### **Payment of Section 106 contributions**

Where a commuted sum is paid, the agreement will provide general details of the type of works that this will finance. However, because the work may be dependent on other

sources of finance, it may not be possible to provide a full schedule of works, or an exact timescale for their completion. Where a change in circumstances makes it more beneficial to use all or part of the commuted sum on significantly different works to those outlined in the agreement, the payer of the commuted sum will be consulted on the nature of these revised works.

The Council will seek to implement schemes to be funded by commuted sums as soon as is practicable.

### **Payment Details**

Financial contributions will be paid to Swindon Borough Council. Please send payment(s) to:

Section 106 Project Management  
Planning Development & Performance  
Swindon Borough Council  
Wat Tyler House  
Beckhampton Street  
Swindon SN1 2JH

You must state the planning application number and development address.

- Please make **cheques** payable to Swindon Borough Council
- For **BACS transfers** please quote S106 then your planning application number (in the format S/0\*/\*\*\*\*)

### **Council's Bank Account Details:**

Cooperative Bank  
Sort Code: 08-90-12  
Account No: 61242014  
Swindon Borough Council Central Collections Account

When making a a payment by BACS, please inform S106 Project Management in advance of the payment date with the following details:

- Planning permission Ref:
- The clauses /obligations being met
- Name of payee
- The value of the payment

Notification can be made by telephone 01793 466396 / 97or electronically to:  
[sbcs106@swindon.gov.uk](mailto:sbcs106@swindon.gov.uk).

## Appendix 4

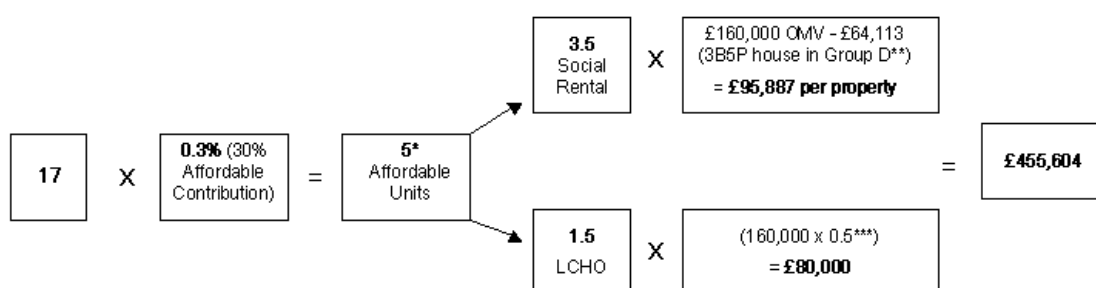
## Affordable Housing

## Supportable Deficit Matrix

## 2010 Updated Figures\*

Property Type	Min. Internal Floor Area (m2)	Group A*	Group B	Group C	Group D	Group E
1 bed 2P Bungalow	46	£41,861	£47,037	£42,896	£44,989	£44,989
1 bed 2P Flat	46	£39,701	£44,877	£40,355	£40,897	£41,249
2 bed 3P Bungalow	60	£50,723	£56,012	£52,027	£58,059	£58,059
2 bed 3P Flat	59	£46,520	£52,660	£46,408	£50,835	£49,867
2 bed 4P Flat	64	£47,711	£53,851	£49,755	£51,692	£51,692
2 bed 3P House	71	£48,679	£54,819	£50,723	£52,660	£53,628
2 bed 4P House	76	£49,643	£56,012	£52,027	£53,740	£56,012
3 bed 4P House	81	£56,554	£62,400	£60,129	£62,400	£64,449
3 bed 5P House	86	£57,633	£64,001	£61,168	£64,113	£66,157
4 bed 6P House	100	£63,683	£68,972	£66,811	£74,035	£71,988

\*This supportable Deficit Matrix has been calculated using the Retail Price index from the 2006 Guidance Note values.



\*70/30 ratio between social rented housing and Local Cost Home Ownership (LCHO) initiatives

\*\*See Appendix 4

\*\*\* The price paid by the nominated RSL to the developer for the affordable dwellings for other tenures as opposed to social rent to be at 50% of Open Market Value (OMV). Discount from OMV lost from not providing homes on-site is 0.5 (50%)

## Properties by Ward

Group A*	Group B	Group C	Group D	Group E
Walcot	Blunsdon	Moredon	Abbeymeads	Covingham
Parks	Highworth	Western	Haydon Wick	Nythe
Penhill	Ridgeway	Gorse Hill	Priory Vale	Dorcan
Pinehurst	Wroughton	Central	Old Town	St. Margaret
	Chiseldon	Eastcott	Lawn	St. Philips
		Freshbrook	Old Walcot	
		Grange Park		

As outlined in the adopted SPG, in order to ensure that the affordable housing provided through planning gain remains affordable and accessible, the Council will expect that the price paid to the Developer from the affordable housing provider or nominated RSL will be restricted as follows.

- For units provided under LCHO schemes the price paid by the nominated RSL to the developer for the affordable dwellings will be restricted to a maximum of 50% of Open Market Value (as at planning permission).
- The council expects the price paid by the nominated RSL to the developer for affordable dwellings for social rent be based on the funding the RSL is able to raise through borrowing using the future net rental income stream as the repayment source. The 'Supportable Deficit matrix' has been determined by identifying the net loan that a target rent can support for a particular property type in five cost groupings, which have been broadly identified to recognise differences in property prices and land costs. This will allow any developer to cost the provision of affordable housing for the purposes of valuing the land prior to purchase.

### **Management Criteria**

- Sign-up of new tenants to take place at property
- New Tenants to receive a visit within 1 week of starting tenancy
- Reports of anti-social behaviour to result in housing management visit within 24 hours
- Reports of racial harassment or incident to result in housing management visit within 24 hours
- Graffiti on affordable housing to be removed within 24 hours
- All Notices to be served after face to face meeting with tenant to discuss issue
- Full compliance with Swindon Borough Anti-Social Behaviour policy and procedure.
- Must show clear, demonstrative commitment to tenant involvement in governance
- Must show clear, demonstrative commitment to equal opportunities
- No more than 2% of rent lost to voids
- Managing organisation must contribute pro-rata costs to any neighbourhood warden scheme operating in area (2007/08 rate is £48 per home per annum)

### **Maintenance Criteria**

Appointment based repairs system in place

Percentage of emergency maintenance response times met within target – 98%

Percentage of urgent maintenance response times met within target – 95%

Percentage of routine maintenance response times met within target – 95%

### **General**

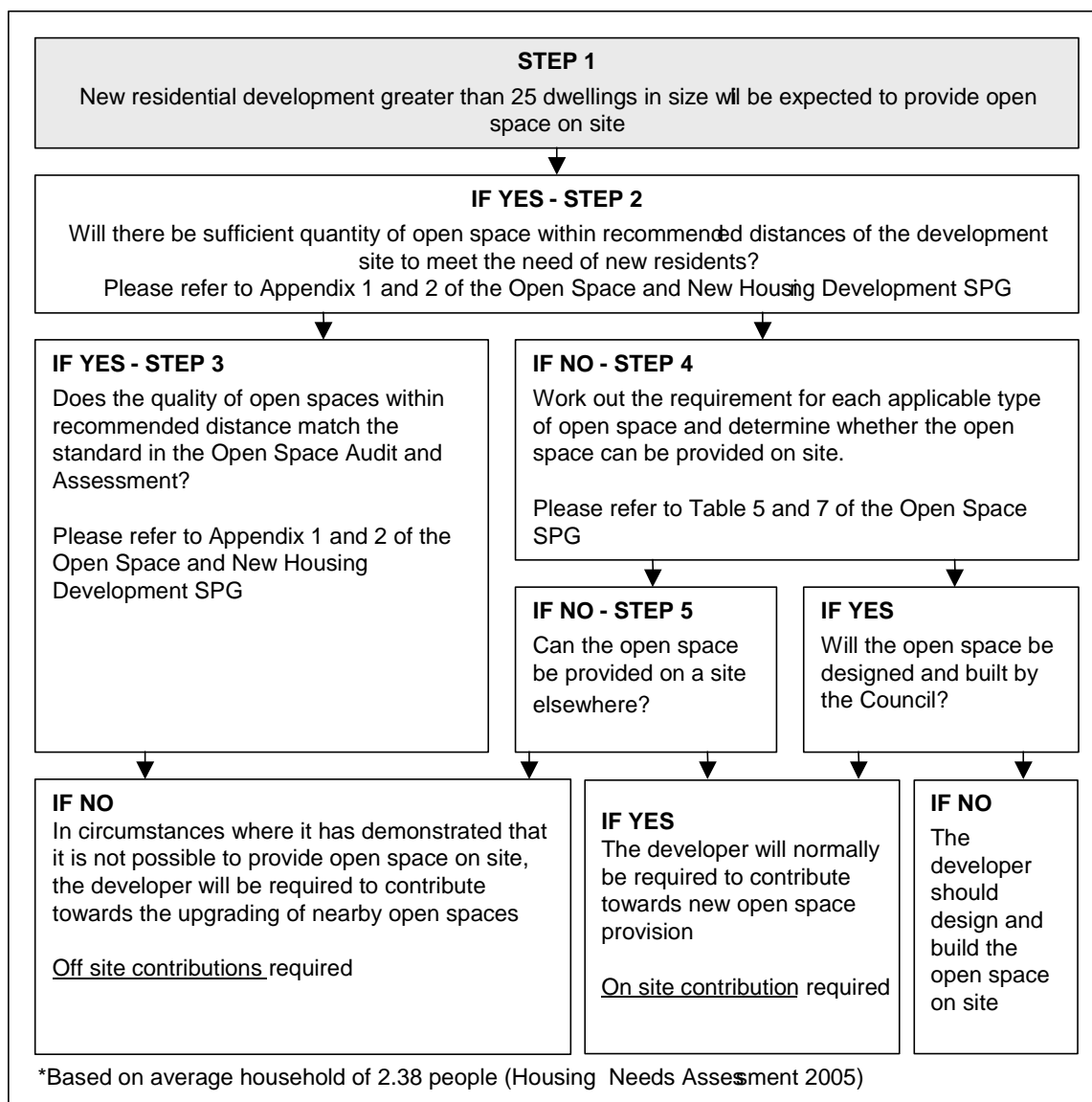
Must have full set of green light indicators from Housing Corporation and/or other regulators.



## Appendix 5

## Open Space and New Housing Development

## Determining Open Space Requirements and Contributions





### Quantity Summary of Recreational Open Space by Ward

Ward	QUANTITY			
	General Recreation	Children and Teenagers Play Areas	Outdoor Sports Facilities	Overall
Abbey Meads	ABOVE	BELOW	BELOW	ABOVE
Blunsdon	ABOVE	BELOW	ABOVE	ABOVE +
Central	ABOVE	BELOW	BELOW	ABOVE
Covingham and Nythe	ABOVE	BELOW	BELOW	BELOW
Dorcan	ABOVE	BELOW	BELOW	ABOVE
Eastcott	BELOW	BELOW	BELOW	BELOW
Freshbrook and Grange Park	ABOVE	BELOW	BELOW	ABOVE
Gorsehill and Pinehurst	ABOVE	BELOW	BELOW	STANDARD
Haydon Wick	ABOVE	BELOW	BELOW	BELOW
Highworth	ABOVE	BELOW	ABOVE	ABOVE
Moredon	ABOVE	BELOW	BELOW	STANDARD
Old Town and Lawn	ABOVE	BELOW	BELOW	ABOVE +
Parks	ABOVE	BELOW	BELOW	BELOW
Penhill	ABOVE	BELOW	ABOVE	ABOVE
Ridgeway	ABOVE	BELOW	ABOVE	ABOVE +
Shaw and Nine Elms	ABOVE	BELOW	BELOW	STANDARD
St Margaret	ABOVE	BELOW	BELOW	BELOW
St Philip	ABOVE	BELOW	ABOVE	ABOVE
Toothill and Westlea	ABOVE	BELOW	BELOW	ABOVE
Walcot	ABOVE	BELOW	BELOW	STANDARD
Western	ABOVE	BELOW	ABOVE	ABOVE +
Wroughton and Chiseldon	ABOVE	BELOW	BELOW	ABOVE +



## Commuted Sum for Open Space Provision

## METHOD USED TO CALCULATE COMMUTED SUMS (Prices at March 2007)

## Intermediate Play Area (LEAP)

Construction	Cost £
Play area (5 pieces of equipment, 2 no. seats, safety surface, fence, planting)	48,507.62
Drainage to grass	5,950.96
Total	<b>54,459.18</b>
<b>Intermediate Play Area Construction</b>	
Total for March 2007 prices + area of site	Rate per m <sup>2</sup> 34.04

Annual Maintenance	Cost £
Play area yearly Inspections	1,956.05
Play area repairs	2,419.35
10% coordination & management fee	437.54
Annual Total for play area only	<b>4,812.94</b>
10 year maintenance cost for play area £4,812.94 x 10	48,120.00
10 year maintenance of landscape infrastructure £3.60 x 1,480 m <sup>2</sup>	5,335.16
Total	<b>53,455.16</b>
<b>10 year Maintenance cost</b>	
Total for March 2007 prices + area of site	Rate per m <sup>2</sup> 36.42
<b>Land purchase costs @ £29879 per Ha*</b>	

\*Land purchase costs will only be sought in respect of new off site provision

## Local Open Space or Neighbourhood Park (NEAP)

Construction	Cost £
Play area (7 pieces of equipment, 2 no. seats, safety surface, fence, planting)	110,421.00
Youth shelter (SMP – 3 segments)	5,766.15
Kickabout area including fence, drainage	63,084.68
Total	<b>179,271.82</b>
<b>Local Open Space or Neighbourhood Park Construction</b>	
Total for March 2007 prices + area of site	Rate per m <sup>2</sup> <b>58.15</b>

Annual Maintenance	Cost £
Play area yearly Inspections	2,816.13
Play area repairs	4,233.87
Youth shelter	725.81
Kickabout repairs	3,024.19
10% coordination & management fee	1,080.00
Annual Total for play area only	<b>11,880.00</b>
10 year maintenance cost for play area £11,880 x 10	118,800.00
10 year maintenance of landscape infrastructure £3.60 x 2,380 m <sup>2</sup>	8,579.52
Total	<b>127,379.52</b>
<b>10 year Maintenance Cost</b>	
Total for March 2007 prices + area of site	Rate per m <sup>2</sup> <b>34.73</b>
<b>Land purchase costs @ £29879 per Ha*</b>	

\*Land purchase costs will only be sought in respect of new off site provision

**Major Open Space – Strategic Development Area**Based on a total area of 13,100m<sup>2</sup> (excluding play provision)

<b>Construction</b>		<b>Cost £</b>
Soft Landscape		95,536.32
Cycle paths <i>(including lights &amp; barriers)</i>		72,731.85
Site Furniture <i>(2 seats &amp; 1 bike rack)</i>		1,270.96
Pavilion		7,625.81
Ultramac/resin bound surface		6,278.23
Railings/perimeter fence		8,362.74
Land drainage		7,930.13
Strategic play feature (e.g. skate park, basketball courts, multipurpose kickabout area)		53,891.13
10% Professional Fees for design and contract management		25,362.71
	Total	278,989.88
<b>Major Open Space Construction (excluding play area)</b>		
Total for March 2007 prices	Rate per m <sup>2</sup>	<b>21.29</b>

<b>Annual Maintenance</b>		<b>Cost £</b>
10 year maintenance of landscape infrastructure including site furniture £4.33 x 13,100m <sup>2</sup>	Total	56,723.00
10 year maintenance of Strategic play feature £3024.19 x 10		30,241.90
<b>10 year Maintenance Cost</b>		
Total for March 2007 prices	Rate per m <sup>2</sup>	<b>4.33</b>

**Major Open Space – Non Strategic Development Area**

*Contribution towards refurbishment of existing open spaces within a non-strategic development area based on 5% of the capital cost of construction (excluding fees) of a major open space with total area of 13,100m<sup>2</sup>*

<b>Capital Cost for Construction of MOS</b>		<b>Cost £</b>
Soft Landscape		95,536.32
Cycle paths <i>(including lights &amp; barriers)</i>		72,731.85
Site Furniture <i>(2 seats &amp; 1 bike rack)</i>		1,270.96
Pavilion		7,625.81
Ultramac/resin bound surface		6,278.23
Railings/perimeter fence		8,362.74
Land drainage		7,930.13
Strategic play feature (e.g. skate park, basketball courts, multipurpose kickabout area)		53,891.13
	Total	253,627.16
<b>Rate for Refurbishment of Open Space in Non Strategic Development Area</b>		
5% capital cost = £12,681.35		
Over 10 years = £12,681.6 x 10 = £126,813.6		
Total for March 2007 prices	Rate per m <sup>2</sup>	<b>9.15</b>

**Outdoor Sports Facility**

<b>Construction</b>	<b>Cost £</b>
Soft Landscape – <i>planting &amp; seeding of all pitches &amp; outfields</i>	57,687.16
Hard Landscape – <i>car park, drive, paths &amp; paving</i>	68,566.92
Fencing & Gates	26,918.26
15% contribution to a full size all weather football pitch	60,483.87
25% contribution to a Grass Bowling Green including irrigation	25,100.81
4 no. Tennis Court	96,774.19
Drainage for 3 no. grass football/hockey/rugby pitches	57,200.81
Cricket square with outfield	5,460.48
5% Professional Fees for design and contract management	19,909.62
Total	<b>418,102.13</b>
<b>Outdoor Sports Facility Construction</b>	
Total for March 2007 prices	Rate per m <sup>2</sup> <b>5.96</b>

<b>Annual Maintenance</b>	<b>Cost £</b>
Soft Landscape – <i>planting, grass buffer &amp; outfields</i>	3,339.58
Hard Landscape – <i>car park, drive, paths &amp; paving</i>	1,451.61
Fencing & Gates	417.34
15% contribution to maintenance full size all weather football	2,419.35
25% contribution to a Grass Bowling Green including irrigation	3,058.63
2 no. Tennis Court with lighting	4,697.31
Cricket square	4,354.84
3 no. grass football/hockey/rugby pitches	5,443.55
	<b>25,182.22</b>
10 year maintenance costs £25,182.22 x 10	Total 251,822.18
<b>10 year Maintenance Cost</b>	
Total for March 2007 prices for area of site	Rate per m <sup>2</sup> <b>3.59</b>
<b>Rate for Upgrading of existing Outdoor Sports Facility</b>	
80% capital cost = £334,481.70	
Total for March 2007 prices for area of site	Rate per m <sup>2</sup> <b>4.78</b>

Ward	General Recreation					Children and Teenagers Play Areas		Outdoor Sports Facilities	
	QUALITY			ACCESSIBILITY		QUALITY	ACCESSIBILITY	QUALITY	ACCESSIBILITY
	MOS	TOWN PARKS	LOS	MOS	LOS				
Abbey Meads	GOOD	NO SITES	GOOD	EXCELLENT	GOOD	GOOD	POOR	NOT ASSESSED	POOR
Blunsdon	GOOD	NO SITES	POOR	EXCELLENT	POOR	POOR	POOR	POOR	POOR
Central	NO SITES	POOR	GOOD	EXCELLENT	GOOD	EXCELLENT	EXCELLENT	GOOD	GOOD
Covingham and Nythe	NO SITES	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	GOOD	NO SITES	POOR
Dorcan	POOR	NO SITES	GOOD	EXCELLENT	EXCELLENT	POOR	GOOD	NOT ASSESSED	POOR
Eastcott	NO SITES	GOOD	POOR	EXCELLENT	EXCELLENT	EXCELLENT	GOOD	NOT ASSESSED	POOR
Freshbrook and Grange Park	GOOD	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	GOOD	GOOD	POOR
Gorsehill and Pinehurst	POOR	NO SITES	GOOD	EXCELLENT	EXCELLENT	POOR	POOR	GOOD	GOOD
Haydon Wick	NO SITES	NO SITES	GOOD	EXCELLENT	EXCELLENT	POOR	GOOD	NO SITES	POOR
Highworth	GOOD	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	POOR	NOT ASSESSED	POOR
Moredon	NO SITES	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	GOOD	POOR	EXCELLENT
Old Town and Lawn	GOOD	GOOD	POOR	EXCELLENT	EXCELLENT	GOOD	POOR	GOOD	POOR
Parks	POOR	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	POOR	NO SITES	POOR
Penhill	POOR	POOR	POOR	EXCELLENT	EXCELLENT	POOR	EXCELLENT	GOOD	EXCELLENT
Ridgeway	GOOD	NO SITES	POOR	EXCELLENT	POOR	POOR	POOR	POOR	POOR
Shaw and Nine Elms	GOOD	NO SITES	GOOD	EXCELLENT	EXCELLENT	POOR	GOOD	NO SITES	POOR
St Margaret	NO SITES	NO SITES	GOOD	EXCELLENT	GOOD	POOR	GOOD	NOT ASSESSED	GOOD
St Philip	NO SITES	NO SITES	EXCELLENT	EXCELLENT	EXCELLENT	GOOD	POOR	NOT ASSESSED	GOOD
Toothill and Westlea	GOOD	NO SITES	GOOD	EXCELLENT	EXCELLENT	POOR	GOOD	NO SITES	POOR
Walcot	NO SITES	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	GOOD	GOOD	EXCELLENT
Western	POOR	NO SITES	POOR	EXCELLENT	EXCELLENT	POOR	GOOD	GOOD	EXCELLENT
Wroughton and Chiseldon	GOOD	NO SITES	POOR	EXCELLENT	POOR	POOR	POOR	NOT ASSESSED	POOR

## Summary of Quality and Accessibility of Open Spaces

## APPENDIX 6



## Appendix 7

### Education Facilities

#### Surplus Places

The number of surplus places at a school will be calculated annually in January based on the Net Capacity Calculation as reported to the DfE in the annually completed Surplus Places Return in line with the Pupil Level Annual Census data (PLASC). This data will be updated annually within any supplementary guidance. The amount of surplus places will also take into account the impact of previous Planning Applications processed within the previous two years.

#### On-site Provision of Educational Facilities

Where the impact of a new development results in the need for a new school, the accommodation requirements will be calculated by reference to the maximum DfE guidelines as outlined in Building Bulletin 98 (secondary schools) and Building Bulletin 99 (primary schools) and/or subsequent amendments. The specification will also need to meet the needs of the Governments Extended schools agenda, meet best practice for the type of school and government advice on design and environmental issues.

#### Breakdown of Need and Contribution by Facility Type 2010

	No. beds	DCSF Cost Multiplier	Regional Factor	ICT @10%	£ per place	Places per dwelling	Take up rate	£ per dwelling
EY 0-2	2	12,257	1.03		12624.71	0.05	0.2	<b>126</b>
EY 0-2	3	12,257	1.03		12624.71	0.1	0.2	<b>252</b>
EY 3-4	2	12,257	1.03		12624.71	0.03	0.95	<b>360</b>
EY 3-4	3+	12,257	1.03		12624.71	0.07	0.95	<b>840</b>
Primary	2	12,257	1.03	1225.7	13850.41	0.12	1	<b>1662</b>
Primary	3	12,257	1.03	1225.7	13850.41	0.23	1	<b>3186</b>
Secondary	2	18,469	1.03	1846.9	20869.97	0.07	1	<b>1461</b>
Secondary	3	18,469	1.03	1846.9	20869.97	0.11	1	<b>2296</b>
16-18	2	20,030	1.03	2003	22633.9	0.03	0.5	<b>340</b>
16-18	3	20,030	1.03	2003	22633.9	0.044	0.5	<b>498</b>

#### Additional SEN Contribution

	No. Beds	Pupil Yield	SEN Factor	£ Cost SEN space*	£ per dwelling
SEN Primary	2	0.12	0.024	68,000	<b>196</b>
SEN Primary	3	0.23	0.024	68,000	<b>375</b>
SEN Secondary	2	0.07	0.043	68,000	<b>205</b>
SEN Secondary	3	0.11	0.043	68,000	<b>322</b>

\*SEN Costs remain at 2006 prices and not increased to 2010 prices of £137,375 for Primary and £109,130 for Secondary.

NOTE: The figures above represent the updated 2010 position based on updated cost multipliers and regional factor scenario (including an increase in ICT costs to 10% where applicable).

## Appendix 8

## Schools Capacity and Projected Capacity between 2009/10 and 2013/14

SCHOOLS	Net Capacity 2009	NOR* (Jan 2010)	Projected NOR by 2013/14	Deficit/ Surplus by 2013/14	Capacity as % of NOR @ 2013/14	Capacity by 2013/14
<b>Academy</b>	<b>900</b>	<b>721</b>	<b>667</b>	<b>233</b>	<b>25.85</b>	
Gorse Hill Inf	179	172	180	-1	-0.70%	
Gorse Hill Jnr	268	226	231	37	13.81%	
Seven Fields	315	247	300	15	4.80%	
Swindon Academy	840	640	620	220	26.10%	
<b>Churchfields</b>	<b>1263</b>	<b>982</b>	<b>971</b>	<b>292</b>	<b>23.10%</b>	
<b>St Joseph's</b>	<b>1311</b>	<b>1292</b>	<b>1341</b>	<b>-30</b>	<b>-2.30%</b>	
Drove	416	415	556	-150	-36%	
Holy Rood Inf	180	180	180	0	0%	
Holy Rood Jnr	240	271	272	-32	-13.30%	
Lainesmead	389	352	333	56	14.40%	
Lawn	420	398	418	2	4.80%	
Mountford Manor	335	207	208	127	37.91%	
Oaktree	378	259	289	77	20.40%	
<b>Commonweal</b>	<b>1059</b>	<b>1090</b>	<b>1087</b>	<b>-28</b>	<b>-2.60%</b>	
East Wichel (New)	420	25	230	190	45.20%	
Even Swindon	455	393	421	34	7.47%	
King William	140	160	176	-36	-25.70%	
Lethbridge	450	484	488	-38	-8.40%	
Robert Le Kyng	419	413	418	1	0.20%	
<b>Dorcan</b>	<b>1350</b>	<b>1173</b>	<b>991</b>	<b>409</b>	<b>30.30%</b>	
Covingham Park	420	345	326	94	22.40%	
Eldene	402	341	320	82	20.40%	
Goddard Park	432	400	410	22	5.10%	
Holy Family	300	253	282	18	6%	
Liden	360	319	292	68	18.90%	
Nythe	193	166	151	42	21.76%	
<b>Greendown</b>	<b>1275</b>	<b>1056</b>	<b>1041</b>	<b>234</b>	<b>18.35%</b>	
Brookfield	420	401	397	23	5.48%	
Millbrook	315	294	283	32	10.20%	
Oliver Tomkins Inf	186	139	165	21	11.29%	
Oliver Tomkins Jnr	239	188	192	47	19.67%	
Peatmoor	210	200	206	4	2%	
Shaw Ridge	420	324	318	108	25.70%	
Toothill	210	156	166	44	20.90%	
Tregoze	243	219	208	35	8.55%	

SCHOOLS	Net Capacity 2009	NOR* (Jan 2010)	Projected NOR by 2013/14	Deficit/ Surplus by 2013/14	Capacity as % of NOR @ 2013/14	Capacity by 2013/14
Westlea	351	305	314	37	10.50%	
<b>Kingsdown</b>	<b>1251</b>	<b>1266</b>	<b>1193</b>	<b>-58</b>	<b>4.60%</b>	
Beechcroft	270	259	255	16	5.90%	
Colebrook Infant	150	130	134	16	-10.70%	
Colebrook Jnr	179	161	172	7	3.91%	
Grange Inf	270	267	263	7	2.59%	
Grange Jnr	450	336	350	100	22.22%	
Ruskin	404	369	393	11	2.72%	
South Marston	105	105	106	-1	-0.95%	
St Catherine's	210	201	198	12	5.70%	
<b>Isambard (New)</b>	<b>1200</b>	<b>716</b>	<b>1202</b>	<b>-2</b>	<b>-0.20%</b>	
<b>Nova Hreod</b>	<b>1200</b>	<b>1203</b>	<b>991</b>	<b>209</b>	<b>17.40%</b>	
Abbey Meads	360	303	400	-40	-11.10%	
Bridlewood	210	237	206	4	1.90%	
Catherine Wayte	360	357	420	-69	-19.20%	
Ferndale	367	320	390	-23	-6.27%	
Greenmeadow	270	242	214	56	20.70%	
Haydonleigh	330	378	408	-78	-23.60%	
Haydon Wick	280	266	249	31	11%	
Moredon	420	388	407	13	3.10%	
Oakhurst (New)	420	44	284	136	32.40%	
Orchid Vale	210	209	211	-1	0.50%	
Red Oaks	420	431	425	-5	-1.20%	
Rodbourne	210	174	177	33	15.70%	
St Francis	270	258	388	-118	-43.70%	
St Mary's	280	266	275	5	1.79%	
<b>Ridgeway</b>	<b>1449</b>	<b>1355</b>	<b>1288</b>	<b>161</b>	<b>11.10%</b>	
Bishopstone	49	38	42	7	14.29%	
Chiseldon	210	165	177	33	15.70%	
Wanborough	315	212	199	116	36.83%	
Wroughton Inf	210	246	246	-36	-17.14%	
Wroughton Jnr	371	335	354	17	4.58%	
<b>Warneford</b>	<b>925</b>	<b>918</b>	<b>900</b>	<b>25</b>	<b>3%</b>	
Eastrop Inf	163	164	144	19	11.66%	
Southfield	240	240	216	24	10%	
St Andrews	210	193	205	5	2.40%	
Westrop	198	191	219	-21	-10.60%	

\*Number on Roll

**SCHOOL CAPACITY NOTES:**

1. Primary Schools Capacity based on 8%, Secondary School Capacity based on 6% as recommended by the CE School Place Planning Study (July 2009)

2. Source: Schools Operational Plan 2010 – 2014 Consultation Draft 2010 (plus updated capacities from schools)
3. Data re-arranged so that primary feeder schools sit under the Secondary Schools –to show easier relationship
4. The figures are based on known PCT birth data from September 2009, factored forward through the 5-year cycle.
5. Amber where the capacity is marginal up to 11%

General Comments:

Any additional births will add pressures for Primary places from Reception upwards, plus pressures in higher years generated by the impact of the outcome of net-immigration minus net out-migration of pupils of school age as a result of house sales.

Any pressures generated by the circumstances detailed above would feed through to Secondary education provision in later years.

N.B Where cumulative development over the next year and before the annual review results in school capacity being exceeded. Negotiations will need to be entered into with regard to education contributions under these circumstances

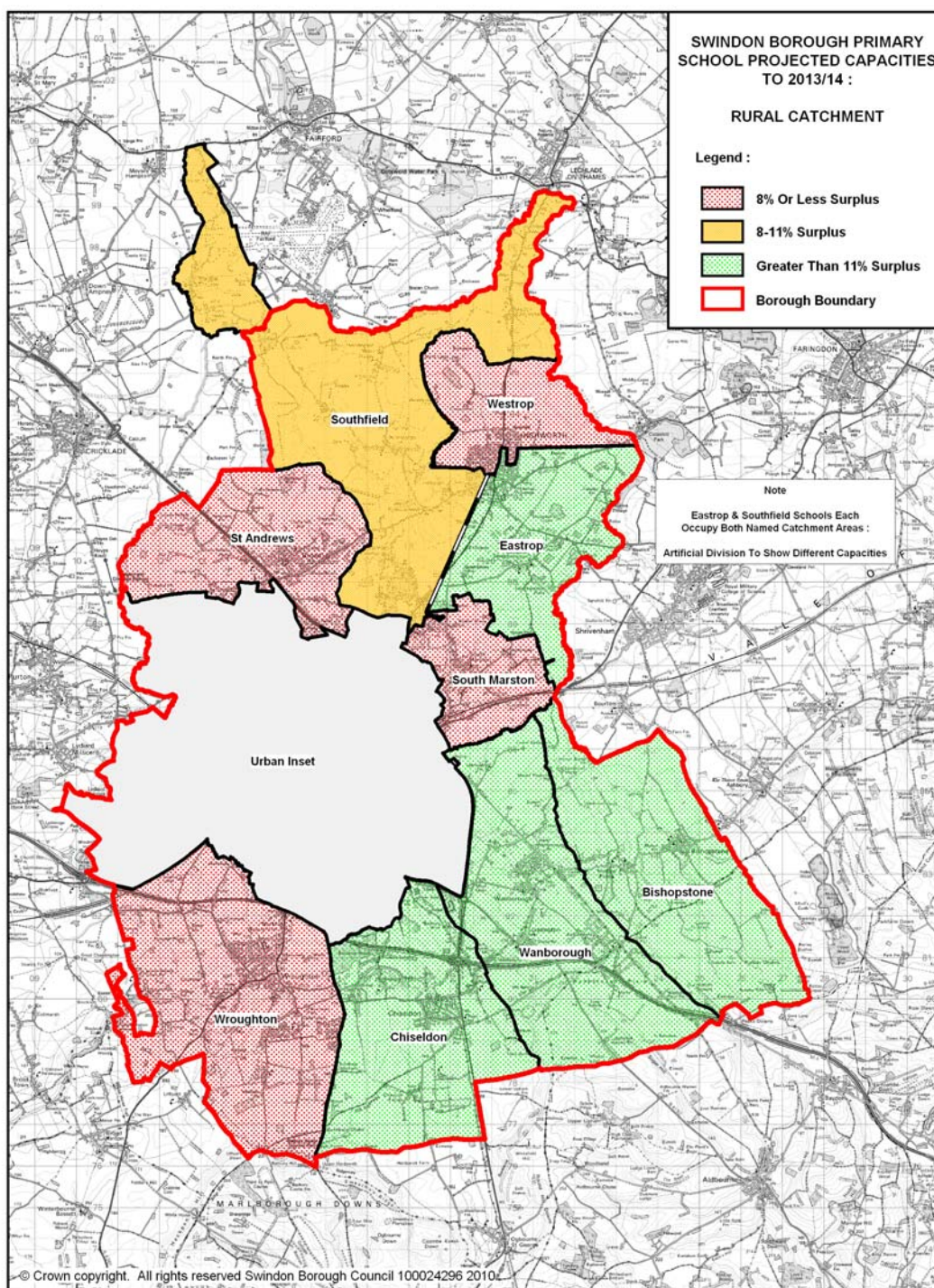
Link to Draft Schools Organisational Plan 2010 - 2014

<http://www.swindon.gov.uk/educationandlearning/sopconsultation2010.htm>



## Appendix 9a

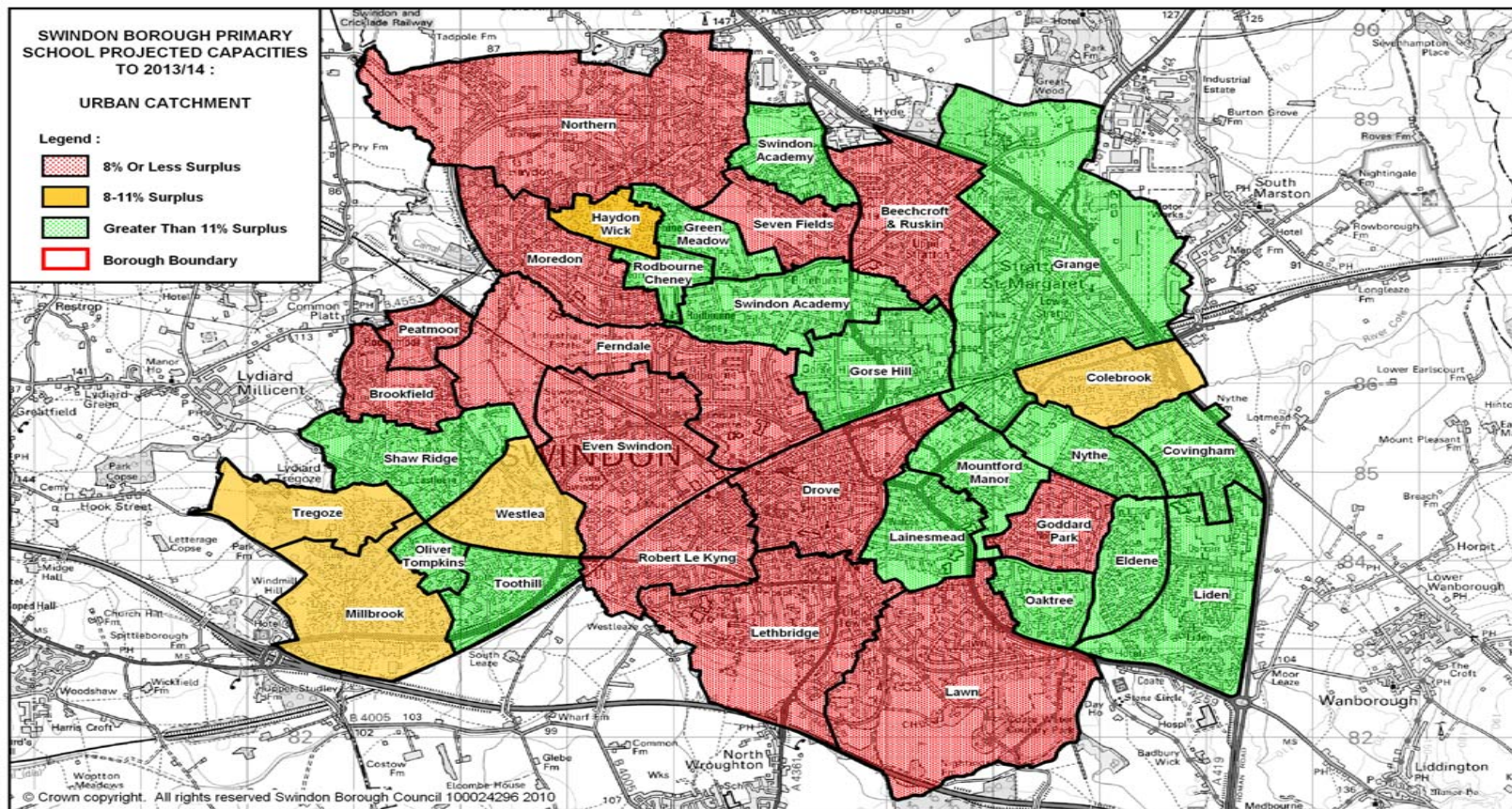
# Primary School Catchment Maps Showing Projected Net Capacity – Rural Catchments 2009/10 to 2013/14



- Based of NOR Jan 2010 and PCT Birth Data Sept 2009

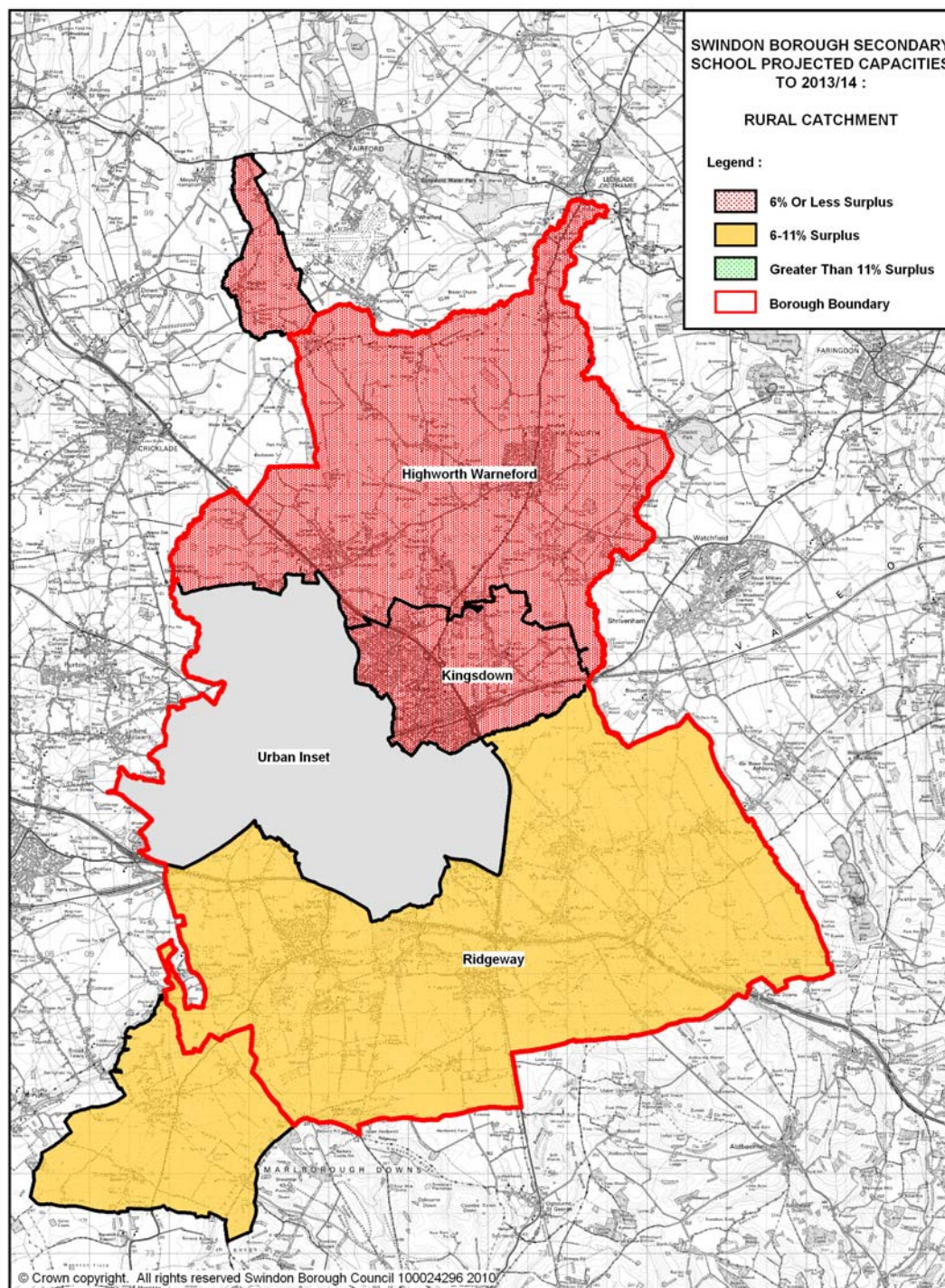


## Primary School Catchment Maps Showing Projected Net Capacity – Urban Catchments 2009/10 to 2013/14 Appendix 9b



\* Based of NOR Jan 2010 and PCT Birth Data Sept 2009



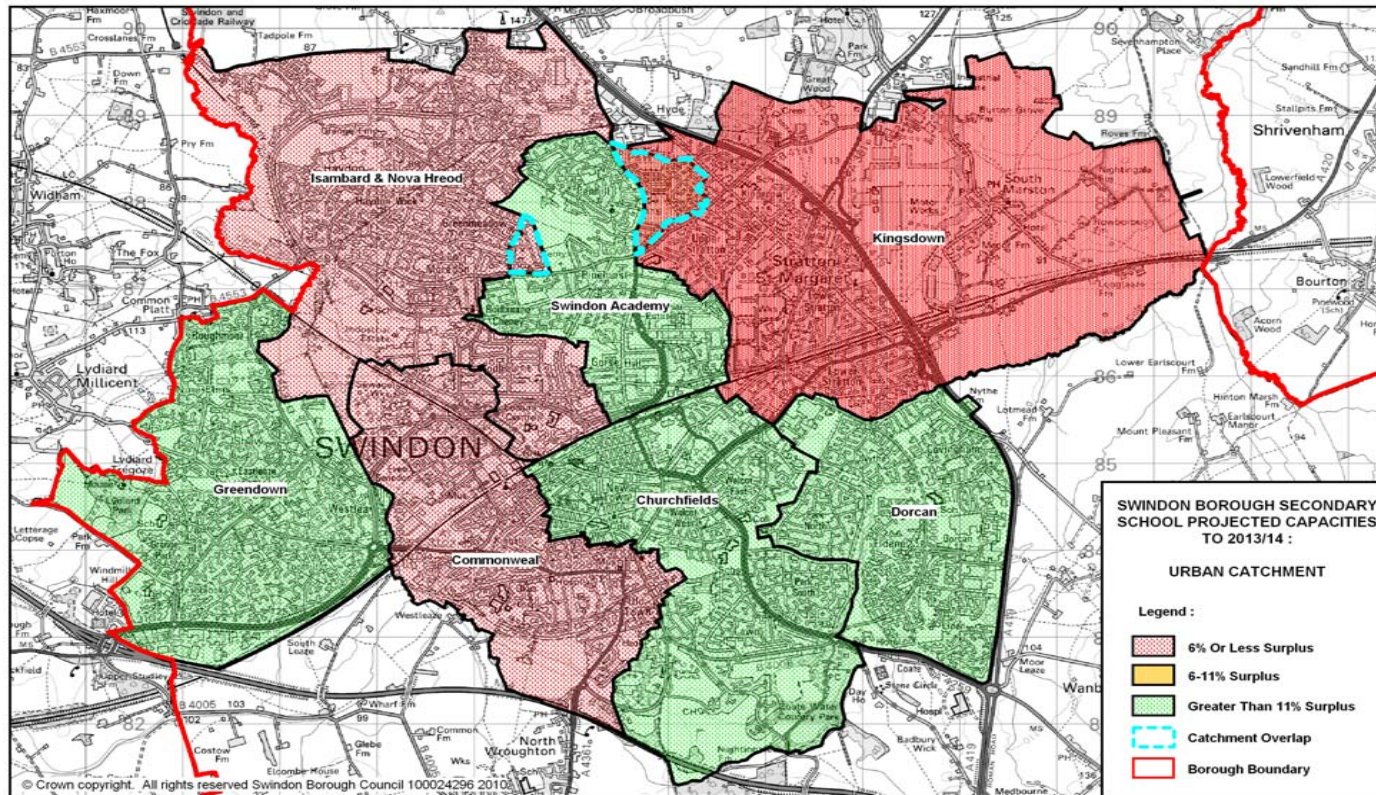
**Appendix 9c****Secondary School Catchment Maps Showing Projected Net Capacity  
2009/10 to 2013/14 Rural Catchments**

\* Based of NOR Jan 2010 and PCT Birth Data Sept 2009



## Secondary School Catchment Maps Showing Net Capacity 2009/10 to 2013/14 Urban Catchments

## Appendix 9d



- Based of NOR Jan 2010 and PCT Birth Data Sept 2009

## Appendix 10a

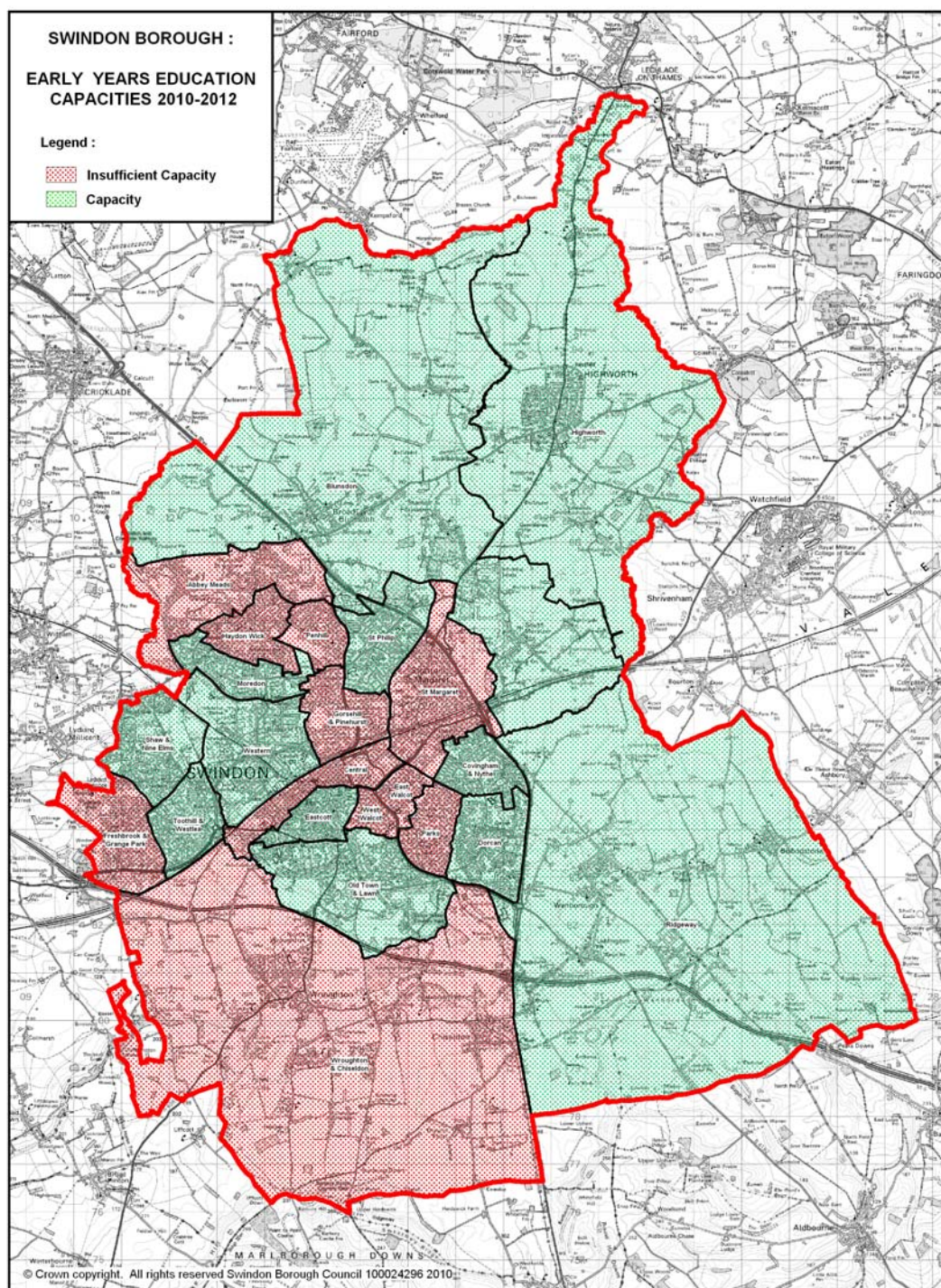
## Early Years Ward Capacity Data to 2012

Ward	Max Provider Spaces	Summer 2010		Autumn 2010		Spring 2011		Summer 2011		Autumn 2011		Spring 2012		Summer 2012		Autumn 2012	
		Born	Req'd	Born	Req'd	Born	Req'd	Born	Req'd	Born	Req'd	Born	Req'd	Born	Req'd	Born	Req'd
Abbey Meads	2168	636	2920	431	2155	586	2930	699	3495	462	2310	593	2965	710	3550	454	2270
Blunsdon	606	57	285	31	155	38	190	46	230	29	145	34	170	45	225	25	125
Covingham & Nythe	1314	123	615	61	305	87	435	101	505	74	370	105	525	114	570	75	375
Central	729	253	1265	175	875	241	1205	285	1425	192	960	253	1265	287	1435	176	880
Dorcan	962	151	755	96	480	141	705	170	850	107	535	142	710	158	790	88	440
Eastcott	1376	209	1045	131	655	178	890	222	1110	169	845	222	1110	276	1380	169	845
Freshbrook & Grange Park	952	187	935	128	640	188	940	218	1090	136	680	179	895	201	1005	115	575
Gorse Hill & Pinehurst	708	225	1125	145	725	200	1000	234	1170	147	735	194	970	233	1165	141	705
Highworth	980	133	665	75	375	110	550	132	660	85	425	109	545	119	595	66	330
Haydon Wick	960	205	1025	136	680	206	1030	239	1195	176	880	213	1065	242	1210	131	655
Moredon	1088	184	920	121	605	169	845	204	1020	137	685	187	935	214	1070	136	680
Old Town & Town	1718	153	765	103	515	141	705	168	840	121	605	167	835	191	955	125	625
Parks	1234	224	1120	168	840	218	1090	255	1275	157	785	220	1100	263	1315	151	755
Penhill	680	215	1075	137	685	185	925	216	1080	133	665	170	850	202	1010	120	600
Ridgeway	1310	51	255	28	140	41	205	51	255	32	160	45	225	51	255	36	180
Shaw & Nine Elms	1182	201	1005	128	640	167	835	197	985	134	670	182	910	223	1115	135	675
St Margaret	792	193	965	125	625	172	860	200	1000	122	610	158	790	180	900	106	530
St Philip	564	161	805	100	500	124	620	144	720	94	470	122	610	144	720	94	470
Toothill & Westlea	1212	132	660	98	490	126	630	147	735	96	480	134	670	153	765	100	500
Walcot	765	186	930	130	650	169	845	192	960	113	565	145	725	168	840	95	475
Western	1680	231	1155	178	890	229	1145	264	1320	145	725	203	1015	241	1205	177	885
Wroughton	544	191	955	105	525	140	700	163	815	97	485	129	645	152	760	98	490



## Appendix 10b

## Early Years Years Capacity Map to 2012



## Contributions for Adult and Children's Social Care

## Appendix 11

Development Snapshot: Household Composition in Abbey Meads 2001 (Census)				
Age	Development size: Dwellings in Abbey Meads 2001	Abbey Meads Pop: (Census 2001)	People per dwelling	No. in age group per 500 dwellings
0-17	1673	1105	0.66	330
18-64	1673	3009	1.799	899
65+	1673	174	0.104	52
Total	1673	4288	2.563	1282

## 0-17

Service Type*	Swindon - Pop: 0-17 (PCT 2005 predictions)	Service Users: 0-17 (2005 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of unit	No. beds in unit	Cost per bed / place	Contribution per dwelling 2007	Contribution per dwelling 2010*
EBD Residential	42,587	14	0.000329	0.11	£920,000	8	£115,000.00	£24.95	21.96
PD Residential	42,587	6	0.000141	0.05	£1,021,200	8	£127,650.00	£11.87	10.45
PD and CB Respite	42,587	85	0.001996	0.66	£920,000	8	£115,000.00	£151.49	133.31
Overall 0-17 Contribution 2007								£188.31	159.05

## 18-64

Service Type*	Swindon - Pop: 18-64 (PCT 2007 predictions)	Service Users: 18-64 (2007 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of Unit	No. beds in unit	Cost per bed / place	Contribution per dwelling 2007	Contribution per dwelling 2010*
MH residential	124,533	54	0.000434	0.39	£3,418,741	42	£81,398.59	£63.48	55.86
MH nursing	124,533	5	0.00004	0.04	£5,031,889	60	£83,864.82	£6.06	5.33
LD residential	124,533	283	0.002272	2.04	£918,566	7	£131,223.70	£536.34	471.98
LD nursing	124,533	20	0.000161	0.14	£2,299,880	7	£328,554.29	£94.90	83.51
PD residential	124,533	18	0.000145	0.13	£492,827	6	£82,137.83	£21.35	18.79
PD nursing	124,533	12	0.000096	0.09	£886,339	7	£126,619.79	£21.94	19.31
Day Care	124,533	192	0.001542	1.39	£165,757	20	£8,287.86	£22.98	20.22
Overall 18-64 Contribution 2007								£767.06	647.88

**65+**

Service Type*	Swindon - Pop: 65+ (PCT 2007 predictions)	Service Users: 65+ (2007 Actual)	No. Service Users per person of pop	Places needed per 500 dwellings	Cost of Unit	No. beds in unit	Cost per bed / place	Contribution per dwelling 2007	Contribution per dwelling 2010*
<b>OP residential</b>	26991	136	0.005039	0.26	£3,551,910	48	£73,998.12	£38.78	34.13
<b>OP nursing</b>	26991	147	0.005446	0.28	£3,135,057	41	£73,809.00	£41.81	36.8
<b>MH residential</b>	26991	134	0.004965	0.26	£3,418,741	42	£78,571.43	£40.57	35.7
<b>MH nursing</b>	26991	59	0.002186	0.11	£5,031,889	60	£80,952.00	£18.40	16.19
<b>LD residential</b>	26991	13	0.000482	0.03	£918,566	7	£126,666.00	£6.35	5.59
<b>LD nursing</b>	26991	6	0.000222	0.01	£2,299,880	18	£123,333.33	£2.85	2.51
<b>PD residential</b>	26991	1	0.000037	0	£492,827	6	£79,285.00	£0.31	0.27
<b>PD nursing</b>	26991	3	0.000111	0.01	£886,339	7	£122,222.00	£1.41	1.24
<b>Day Care</b>	26991	223	0.008262	0.43	£165,757	20	£8,000.00	£6.87	6.05
<b>Overall 65+ Contribution 2007</b>								<b>£157.35</b>	<b>132.90</b>
<b>Total Contribution per dwelling</b>								<b>£1,112.72</b>	<b>940</b>
<b>Total Child Social Care per Dwelling</b>									<b>159.05</b>
<b>Total Adult Social Care per Dwelling</b>									<b>780.78</b>

**\* KEY**

EBD - Emotional Behavioural Disorders

PD - Profound Disabilities

CB - Challenging Behaviour

OP - Older Persons

MH - Mental Health

\* Index Linked under the BCIS All In Tender Price Index

## Appendix 12

### Culture and Leisure

The tables below identify some culture and leisure revenue programmes that could benefit from developer contributions. The list is not exhaustive and could be extended to relevant schemes beneficial to the needs of the occupants of new development

### Improvement Costs for Leisure Facilities

LEISURE FACILITY	Estimated Annual Costs*
	On-site Improvements (£)
<b>Corporate Recreation</b>	n/a
<b>Oasis Leisure Centre</b>	<b>£987,263</b>
<b>Link Centre</b>	<b>137,230</b>
<b>Health Hydro</b>	<b>26,890</b>
<b>Broome Manor Golf Course</b>	<b>332,895</b>
<b>County Gr. Athletics</b>	<b>1,060</b>
Highworth Golf	85,765
Moredon Golf	47,645
Coate Golf	42,350
Delta Tennis Centre	19,395
Dorcan Sports Centre	66,070
Croft Sports Centre	292,870
The Rec	29,435
Haydon Centre	77,505
Lifestyle Centre, County Ground	5,080
Stratton Community Leisure Centre	77,505
Ridgeway Leisure Centre	66,070
<b>Recreation Total</b>	<b>£2,295,028</b>

\*All costs will be index linked on an annual basis, according to the rate of inflation. This is typically set at a rate of 2.9%.

### Art Services Community Revenue Programme

	Arts Service	Total Costs
1	Arts Centre	£ 151,000
2	Wyvern Theatre	£ 415,000
3	cre8 studios	£ 200,000
4	Festivals and Events	£ 110,000
5	STEAM Museum	£ 160,800
Total		<b>£1,036,800</b>

**Library Revenue Programme**

	<b>Library Service</b>	<b>Total Costs</b>
1	Disability Access Software	£ 29,000
2	Local Studies	£ 16,000
3	Hard to Reach Groups	£ 40,000
4	IT User Sessions	£ 5,000
5	Home Library Service	£ 10,000
6	Borough-wide Library Promotion	£ 20,000
7	Review directional and external signage	£ 9,600
<b>Total</b>		<b>£ 129,600</b>



### Contributions For Communities and Neighbourhood Programmes

Community Centres	Broad Green	Central	Drove	Eastcott	John Moulton	Reuben George	Rough-moor	Savernake	Upper Shaw Farm	Westlea School Room	Gorse Hill Community Centre	Toothill Centre	Penhill Community	Moredon
Furniture	11971	7143	10645	4584	6605	8469	1347	10769	8748	3253				
Blinds	12299	7339	10937	4710	6785	8701	1383	11064	8988	3342				
Carpets	12636	7539	11236	4839	6971	8939	1422	11367	9235	3433				
Decorating	12982	7746	11544	4971	7162	9184	1460	11679	9488	3528				
Catering Kitchen	13338	7959	11860	6116	7358	9436	1500	11998	9748	3624				
Exterior Lighting	5000	5000		2500	5000		5000	2500			6000			5000
Exterior Fencing	12000			6000				6000						
Building works		250000						15000						
Centre CCTV	20000													15000
Car Park								3000			10000			
New Play Area								20000						
Secure Access							3000					13000	5000	
Learning Suite	4000	4000		4000		4000					4000	4000		4000
WiFi Technology	3000					3000						3000		3000
Noticeboards	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
	<b>108225</b>	<b>297727</b>	<b>57230</b>	<b>38720</b>	<b>40889</b>	<b>52730</b>	<b>15113</b>	<b>104377</b>	<b>47215</b>	<b>18189</b>	<b>21008</b>	<b>21000</b>	<b>6000</b>	<b>28000</b>
<b>Centres Total</b>	<b>£856,423</b>													

Neighbourhood Improvements	Cost	Geographic Area
Mobile For Outreach for Community Safety and Crime Prevention x 2	82,000 82,000	All
Safe and Secure Homes Initiative DNA and UV Detection Kits	125,000	All
Neighbourhood CCTV Connections and Installation	240,000	All
<b>Total</b>	<b>£529,000</b>	

<b>Total for Neighbourhoods and Communities</b>	<b>£1,385,423</b>
---	-------------------



## Appendix 13

### Public Realm

#### Summary of Public Realm Project Costings to 2016

	m2	£
Major Public Spaces	44,200	13,552,000
Streets	83,900	16,756,000
Bridges		3,503,000
<b>Subtotal</b>		<b>33,811,000</b>
Inflation Allowance		4,460,000
<b>Total</b>		<b>38,271,000</b>
Less other sources funding		12,237,000
<b>Total</b>		<b>26,034,000</b>

Source: Developer Contributions to Public Realm and Infrastructure Improvements in Swindon's Central Area Development Control Guidance Note Adopted August 2006

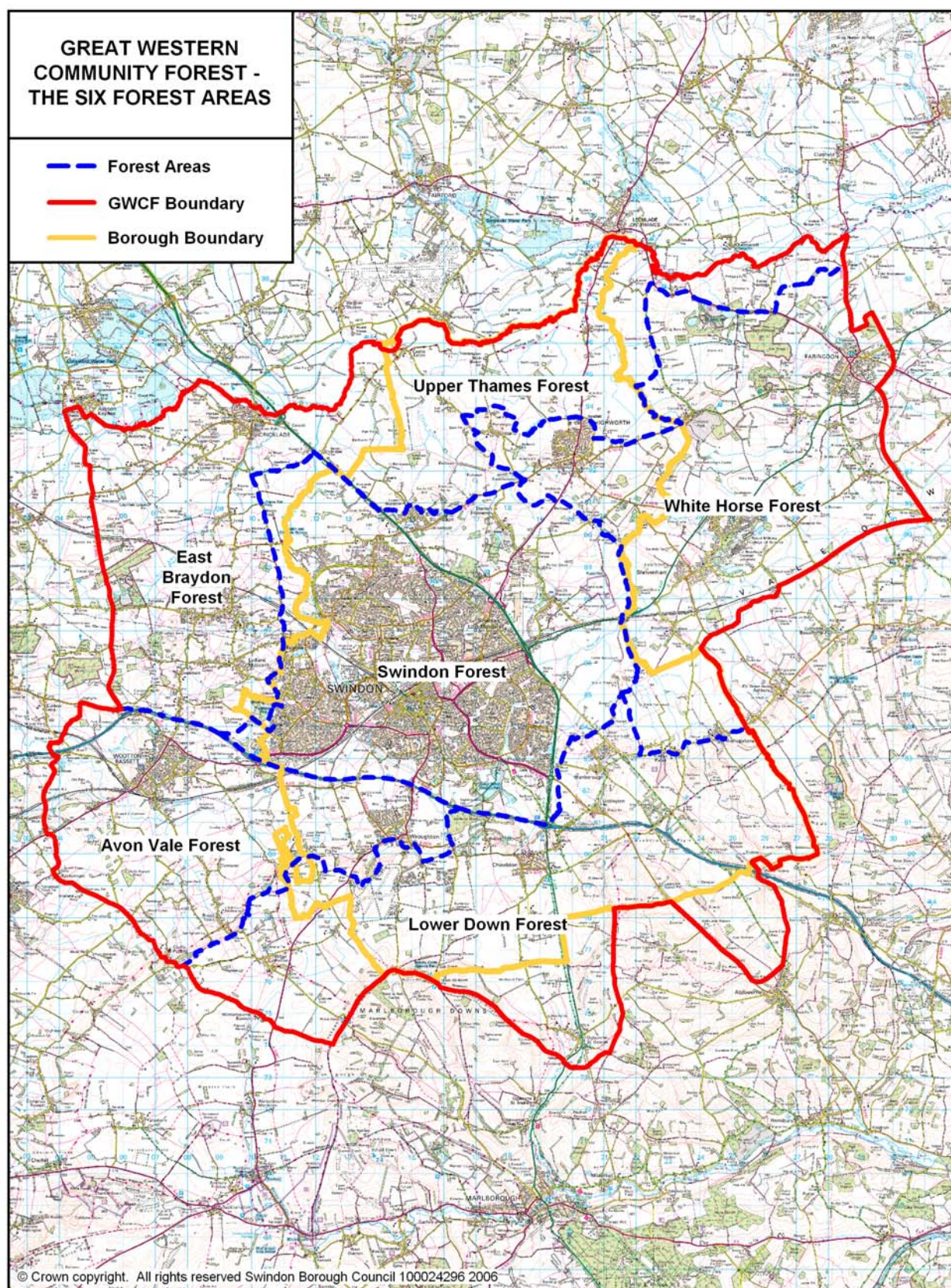
Of the projects incorporated into the above cost, projects to the value of **£18,738,000** are anticipated to be underway by 2011.

The adopted Public Realm Development Control Guidance Note details a split between residential and retail contributions of 87 and 13 percent respectively, according to the proportion of all new floorspace generated up to 2016 (assumes a 93m<sup>2</sup> average for residential floorspace in the South West). This assumes an increase of retail floorspace of 100,000m<sup>2</sup> by 2016.

Up to **2011** it is anticipated that the increase in available expenditure in the Borough is likely to equate to a requirement for an additional 47,000m<sup>2</sup> of retail floorspace (Healey and Baker Retail and Leisure Study 2001 Update) resulting in a 92:8 ratio of contribution. This leaves a residual figure of **£17,238,960** for public realm improvements to be apportioned to new residential development to 2011 (Wiltshire and Swindon Structure Plan 2011 Quantum 1150 completions a year).

It should be noted that the detailed guidance on public realm contributions was prepared to a different time horizon and uses the housing requirement set out in the Wiltshire and Swindon Structure Plan 2016 as a basis for calculations. In the interests of consistency the figures have been adjusted to incorporate only those projects programmed for construction up to 2011 and to use the housing quantum outlined in the Swindon Borough Local Plan 2011.



**Appendix 14a****Community Forest - Map of Forest Areas**

**Appendix 14b****Calculating contributions to the GWCF from non-residential developments**

Calculations are based on the assumptions and figures contained within the Document 'Developer contributions', Draft Development Control Guidance Note, Swindon Borough Council, April 2006.

Costs for delivering GWCF across Borough of Swindon, Local Plan period 2006-2011, projected at £6.5m.



Anticipated £4.9m of the £6.5m apportioned to new developments.



20% of £4.9m apportioned to residential development



Remaining £3.92m apportioned to non-residential development.



Required allocation for employment land to 2011: 84.5 ha

This is a gross figure for whole of development i.e. not just floor-space and does not include smaller scale developments under 235 m<sup>2</sup>

Projected additional growth in retail space is 47,000 m<sup>2</sup> although this is largely town centre allocation and unlikely to generate contributions to GWCF.

Other non residential at Blunsdon Stadium: c 2ha

Additional (not quantified in local plan) e.g. hotels, say 3.5ha (guess)

Total allocation for non-residential development estimated at: 90ha.

**Contribution per m<sup>2</sup>: £3.92M/90ha = £4.35 per m<sup>2</sup>**

**Contribution per m<sup>2</sup> 2010 (Index Linked) = £4.04 per m<sup>2</sup>**



**Appendix 15****Local Health - Information on Existing General Practitioners Surgeries. Capacity Requirements 2006-2011 (Updated March 2010)**

Practice Name	Address	No. GPs WTE	List Size March 2010	Ideal List at (1700/GP)	Existing Capacity	Population Increase by 2011 @ 2.38 persons per dwelling <sup>(1)</sup>	Whole Time Employed GP's Required	Additional GP Consulting Rooms Required
Abbey Meads Medical Practice Branch: Penhill & Crossroads	257 Penhill Drive, Swindon	6.55	20,686	11,135	-9551	800	12.64	7.0
Ashington House	Ashington Way, Westlea	4.6	10,217	7,820	-2397	0	6.01	2.0
Cornerstone Practice	Station Road, Chiseldon	1.2	1,479	2,040	561	0	0.87	0
Carfax NHS Medical Centre	Carfax Street, Swindon	5.53	6,984	9,401	2,419	1,423	4.95	0
Eldene Health Centre	Eldene Local Centre, Eldene	1	2,507	1,700	-807	952	2.03	3.0
Eldene Surgery	Eldene Local Centre, Eldene	3.1	7,191	5,270	-1921	923	4.77	2.0
Great Western Surgery	Farriers Close, Swindon	1.8	5,592	3,060	-2,532	550	3.61	2.0
Hawthorn Medical Centre	May Close, Cricklade Road, Swindon	6	12,131	10,200	-2,131	164	7.23	2.0
Hermitage Surgery	Dammas Lane, Old Town	2.1	3,651	3,570	-81	790	2.61	1.0
Kingswood Surgery	Kingswood Avenue, Park North, Swindon	4.7	9,512	7,990	-1,522	55	5.63	1.0
Lawns Medical Centre	Guildford Avenue, Swindon	2.75	5,528	4,675	-853	0	3.25	1.0
Marlborough Road Surgery	143 Marlborough Road, Swindon	1	2,331	1,700	-631	952	1.93	1.0
Merchiston Surgery	Highworth Road, Stratton St Margaret	6.2	13,638	10,540	-3,098	229	8.16	2.0
Moredon Medical Ctr	Moredon Road	4.8	11,109	8,160	-2,949	749	6.98	3.0
North Swindon Practice	Home Ground Surgery, Thames Avenue, Haydon W	4.7	10,811	7,990	-2,821	0	6.36	2.0

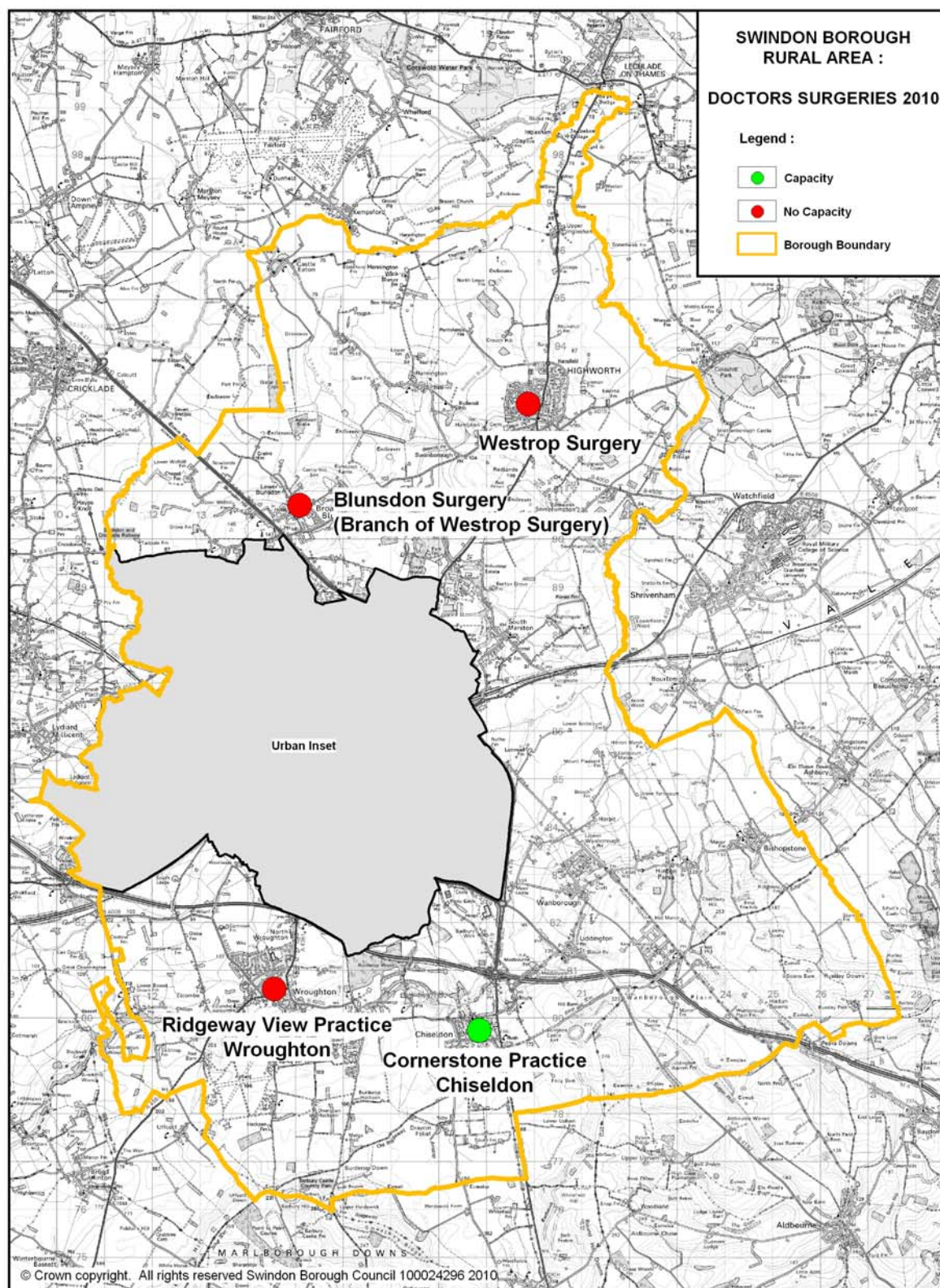
Practice Name	Address	No. GPs WTE	List Size March 2010	Ideal List at (1700/GP)	Existing Capacity	Population Increase by 2011 @ 2.38 persons per dwelling <sup>(1)</sup>	Whole Time Employed GP's Required	Additional GP Consulting Rooms Required
Old Town Surgery		2.4	7,364	4,080	-3,284	357	4.54	3.0
Park Lane Practice	7-8 Park Lane, Swindon	2.5	6,300	4,250	-2,050	0	3.71	2.0
Phoenix Surgery	Dunwich Drive, Toothill	2.3	5,635	3,910	-1,725	50	3.34	2.0
Priory Road Medical Centre	Priory Road, Park South	4.3	8,411	7,310	-1,101	53	4.98	1.0
Ridge Green Branch - Freshbrook	Ramleaze Drive, Ramleaze, Shaw	2.6	9,917	4,420	-5,497	115	5.90	4.0
Ridgeway View, Wroughton – Branch Station Surgery, Chis	Barrett Way, Wroughton	5.69	10,671	9,673	-998	144	6.36	1.0
Sparcells Surgery	Midwinter Close, Peatmoor	1.1	3,038	1,870	-1,168	0	1.79	1.0
Taw Hill	Queen Elizabeth Drive, Taw Hill	3.8	9,005	6,460	-2,545	800	5.77	2.0
Victoria Cross Surgery Branch - Nythe	168-169 Victoria Road 5 Keeble Close, Swindon	3	6,331	5,100	-1,231	0	3.72	1.0
Westrop Surgery BRANCH - Blunsdon	Westrop, Highworth	4.6	9,854	7,820	-2,034	29	5.81	2.0
Whalebridge Practice	Carfax Street, Swindon	4	10,047	6,800	-3,247	1,340	6.70	3.0
<b>Totals</b>		<b>92.32</b>	<b>209,940</b>	<b>156,944</b>	<b>-52,996</b>	<b>10,475</b>	<b>129.65</b>	<b>51</b>

(1) The population projections per practice are calculated from the October 2005 Housing Land Availability figures, taking in to account sites with 'Planning Permission', sites with 'Authority to Grant Permission' or subject to 'Legal Agreement or Obligations', and sites allocated in the emerging Swindon Borough Local Plan 2011. Full details can be obtained from the Primary Care Trust. Average household size is derived from Housing Needs Assessment, August 2006

**N.B** Contributions are required as standard for those surgeries where there is **no capacity** (red). Where the table identifies **capacity** (green) no contribution is necessary until such time as new figures are released. Those surgeries in amber will also require a contribution as **residual capacity is allocated for new development** (amber) already in the pipeline up to 2011 i.e. spare capacity will be taken up/exceeded by new development in the locality of the practice.

## Appendix 16a

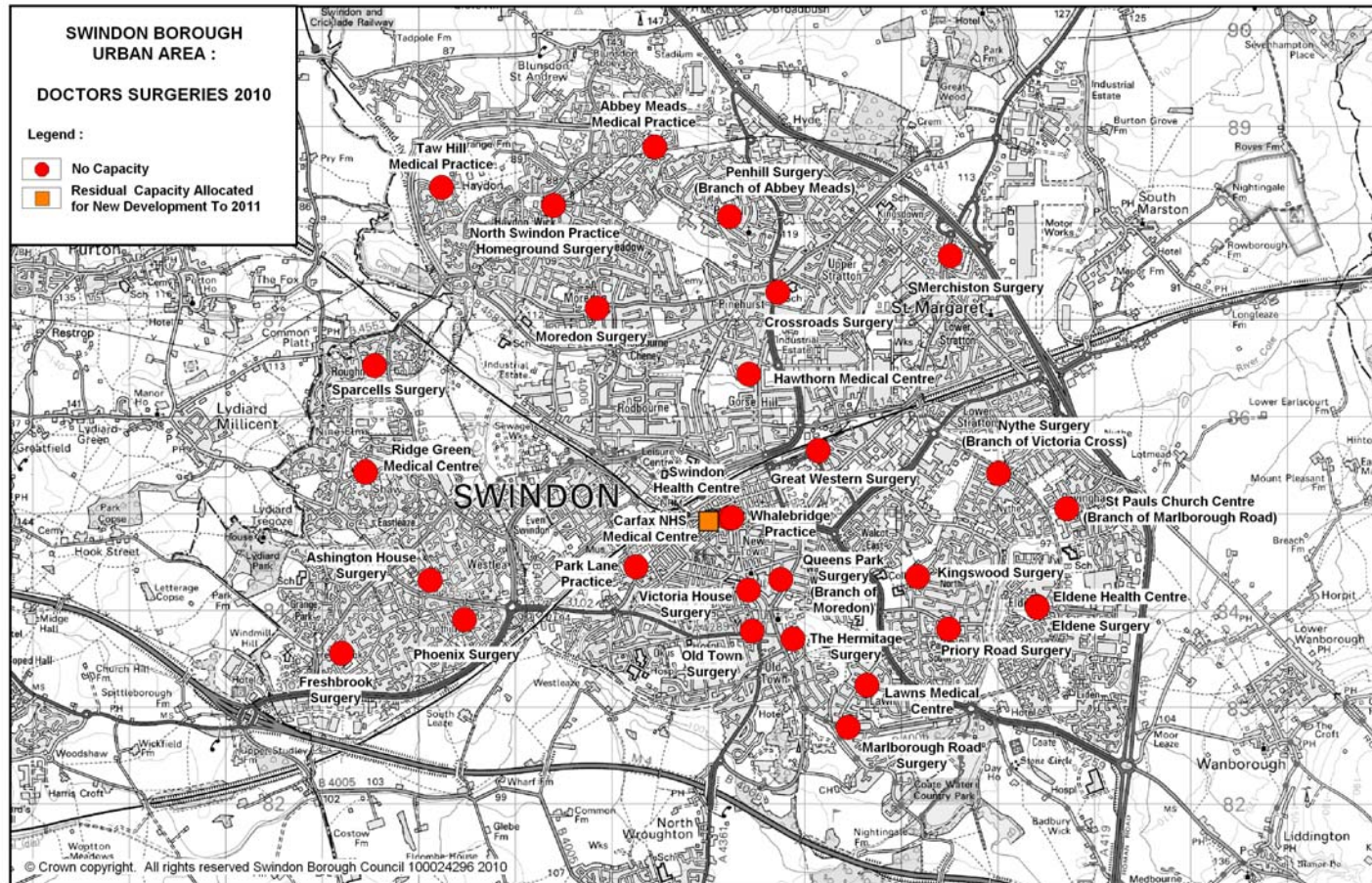
## Local Health - Map of Rural General Practices





## Map of Urban General Practices

## Appendix 16b



**Waste Management – 2007 Figures****Appendix 17**

<b>Table A</b>	<b>Waste Collection Systems</b>				
Non-flats			Flats		
Boxes	£	20.00	Boxes	£	20.00
Bins	£	40.00	Bin	£	81.67
			NERF	£	83.33
<b>Totals</b>	<b>£</b>	<b>60.00</b>	<b>Totals</b>	<b>£</b>	<b>185.00</b>

Based on the provision, delivery and information for two boxes per households

Based on the provision, delivery and information for one 240lt bin per household

<b>Table B</b>	<b>Route adjustments charges</b>	
Between 1 and 10 households		£25.00
Between 11 and 100 households		£100.00
Between 101 and 1000 households		£1,000.00
More than 1000 households		£1,000.00

Based on the administration costs of adding to route lists

Based on the administration costs of adding to route lists and making minor adjustments to rounds

Based on the administration costs of adding to route lists and making significant adjustments to rounds

Based on the administration costs of adding to route lists and making major adjustments to rounds, including new rounds

<b>Table C</b>	<b>Capital infrastructure contributions</b>	
Community recycling facility		£5.00
Centralised household waste recycling centre		£25.00
Centralised waste treatment facility		£40.00
<b>Totals</b>		<b>£70.00</b>

Based on a cost of £5K with a capacity to serve 1,000 households

Based on a cost of £0.5M with a capacity to serve 20,000 households

Based on a cost of £1M with a capacity to serve 25,000 households



## Wiltshire Fire Service Preferred Options Capital Costs

## Appendix 18a

NEW STATION 1				
Northern Sector (Blunsdon)				
New 3 bay station + Area HQ offices	9000	sq ft		Station & Accommodation
Site area	43560	sq ft		Station perimeter ground
Est build cost	150		£ 1,350,000.00	
	1 additional appliance		£ 260,000.00	
IT Infrastructure cost			£ 49,900.00	
Sub total			£ 1,659,900.00	
NEW STATION 2				
Southern Sector				
New 3 bay station plus TFS / Community Fire Safety Offices	9000	sq ft		Station & Accommodation
Site area	43560	sq ft		Station perimeter ground
Est build cost	150		£ 1,350,000.00	
	Appliances		£ -	
IT Infrastructure cost			£ 49,900.00	
Sub total			£ 1,399,900.00	
CENTRAL SITE				
New build 2 bay Town Centre	6250	sq ft		Station & Accommodation
Site area	25000	sq ft		Station perimeter ground
Est build cost	150		£ 937,500.00	
	Appliances		£ -	
IT Infrastructure cost			£ 10,500.00	
Sub total			£ 948,000.00	
WESTLEA SITE				
Existing floor space	9000	sq ft		Station & Accommodation
Existing site area	43560	sq ft		Station perimeter ground
	1 additional appliance		£ 260,000.00	
Est cost of conversion			£ 250,000.00	
IT Infrastructure cost			£ 15,750.00	
Sub total			£ 525,750.00	
STRATTON SITE				
Existing floor space	6900	sq ft		Station & Accommodation
Existing site area	29000	sq ft		Station perimeter ground
	Appliances		Nil	
Est cost of conversion				
Sub total			£ -	
Estimated installation cost of fire hydrants				Per dwelling installation cost of £11.31 x 34,000
			£ 384,540.00	
<b>Total cost</b>			<b>£ 4,918,090.00</b>	
Central Station	78000	sq ft		Land Size
Less retained area	11000	sq ft		
New total area	67000	sq ft		
Residual area for disposal	1.538108356	acres		
Estimated land value	£ 250,000.00	per acre		
Estimate value	£ 384,527.09			
<b>Funding gap</b>			<b>£ 4,533,562.91</b>	

## Appendix 18b

## Wiltshire Fire &amp; Rescue Service: Preferred Options Revenue Costs

		Phase 2 2010-14		Phase 3 2014-18		Phase 4 2018-22	
		Details	Costs	Details	Costs	Detail	Costs
Drove Road	<b>New Urban FS on existing or new site</b>						
				<b>2 Community Safety Managers</b>	£97,500.00		
		1 Workstation	£1,800.00	2 Workstations	£3,500.00		
				Recruitment	£2,000.00		
Area HQ/TFS	<b>1 Admin/HR</b>		£26,600.00	<b>1 Admin/HR</b>	£26,600.00		
	<b>1 Admin/TFS</b>		£26,600.00				
	<b>1 TFS FS Inspecting Officer</b>		£63,000.00	<b>1 TFS FS Inspecting Officer</b>	£63,000.00		
	3 Workstations		£5,300.00	2 Workstations	£3,500.00		
	Training Costs (1 TFS promotion from F/F therefore 1 F/F costs)		£11,000.00				
	Recruitment Costs (1TFS promotion from F/F therefore 1 F/F costs)		£3,000.00		£2,000.00		
	Kitting out (1 TFS promotion from F/F therefore 1 F/F costs)		£300.00	Recruitment			
Westlea	<b>Day crewed to Wholetime</b>						
	<b>14 new W/T (2CM, 2WM, 10FF)</b>		£428,400.00				
	<b>1 SM Risk</b>		£63,000.00				
	<b>12 RDS (1WN, 3CM, 8FF)</b>		£134,200.00				
	<b>1 Cook (25 hours)</b>		£11,100.00				
	7 bedroom set ups		£4,600.00				
	4 Workstations		£7,000.00				
	Training Costs		£237,600.00				
	Recruitment Costs		£34,000.00				
	Kitting out		£8,600.00				

	Phase 2 2010-14		Phase 3 2014-18		Phase 4 2018-22	
	Details	Costs	Details	Costs	Detail	Costs
<b>Commonhead / EDA</b>			<b>New 3 bay FS</b>			
			<b>28 new W/T (4WM, 4CM, 20FF)</b>	£856,700.00		
			7 bedroom set ups	£4,600.00		
			<b>1 SM</b>	£63,000.00		
			5 Workstations	£8,800.00		
			Training Costs	£255,200.00		
			Recruitment Costs	£34,500.00		
			Kitting Out	£9,200.00		
<b>Turnpike / Kingsdown</b>			<b>New 3 bay FS</b>			
			<b>28 new W/T (4WM, 4CM, 20FF)</b>	£856,700.00	12 RDS	£134,200.00
			7 bedroom set ups	£4,600.00		
				£7,000.00		
			4 Workstations	£246,400.00	4 Workstations	£7,000.00
			Training Costs		Training Costs	£105,600.00
			Recruitment Costs	£34,500.00	Recruitment Costs	£22,600.00
			Kitting Out	£8,900.00	Kitting Out	£3,800.00
<b>Sub-Totals</b>		£1,066,100.00		£2,588,200.00		£273,200.00
<b>Additional Salaries/Wages</b>	<b>Recurring</b>	<b>£752,900.00</b>		<b>£1,963,500.00</b>		<b>£134,200.00</b>
<b>Training</b>	One-Off	£248,600.00		£501,600.00		£105,600.00
<b>Recruitment</b>	One-Off	£37,000.00		£73,000.00		£22,600.00
<b>Workstations</b>	One-Off	£14,100.00		£22,800.00		£7,000.00
<b>Bedrooms</b>	One-Off	£4,600.00		£9,200.00		£3,800.00
<b>Kitting Out (other than PPE)</b>	One-Off	£8,900.00		£18,100.00		£0.00
<b>Other - Relocation</b>	One-Off					£3,800.00
		£1,066,100.00		£2,588,200.00		£273,200.00
<b>Plus Contingency, say 10%</b>		£106,600.00		£258,800.00		£27,300.00
<b>Totals</b>		<b>£1,172,700.00</b>		<b>£2,847,000.00</b>		<b>£300,500.00</b>
<b>Grand Model Total (at 2009/10 prices)</b>						<b>£4,320,200.00</b>

**Appendix 19****Highways Infrastructure**

<b>Priority</b>	<b>Additional or Improved Highways Infrastructure</b>
<b>Walking</b>	Provision of new or improved offsite <ul style="list-style-type: none"> <li>• footways and footpaths, signing, lighting and contributions towards publicity and awareness raising materials and initiatives</li> <li>• controlled pedestrian crossing facilities</li> <li>• uncontrolled pedestrian crossing facilities</li> </ul>
<b>Cycling</b>	Provision of new or improved offsite <ul style="list-style-type: none"> <li>• cycle tracks and cycle lanes signing, lighting and contributions towards publicity and awareness raising materials and initiatives</li> <li>• cycle parking facilities</li> <li>• cycle crossing facilities</li> </ul>
<b>Powered Two Wheelers</b>	Provision of offsite powered two wheeler parking facilities
<b>Bus Services</b>	Provision of new or improved <ul style="list-style-type: none"> <li>• bus services serving the proposed development</li> <li>• contributions towards publicity materials including timetables etc and smartcard technology</li> </ul>
<b>Bus Infrastructure</b>	Provision of new or improved <ul style="list-style-type: none"> <li>• bus stop(s)</li> <li>• provision of Real Time Passenger Information facilities at bus stops</li> </ul>
<b>Bus Priority</b>	A financial contribution towards identified schemes that will reduce delays to bus services
<b>Park and Ride</b>	A financial contribution towards identified Park and Ride schemes
<b>Safety</b>	Provision of new or improved <ul style="list-style-type: none"> <li>• junction works that will improve road safety of road users</li> <li>• traffic calming</li> <li>• road safety initiatives in the area including training sessions</li> </ul>

## Appendix 20a

### Component Supplementary Planning Guidance (SPG) and Development Control Guidance Notes (DCGN)

Part	Name	Document Type	Status	Costs Superseded
10	Open Space and New Housing Development	SPG	Adopted August 2004	Yes
12	Developer Contribution to Social Services Facilities	DCGN	Adopted September 2006	Yes
13	Developer Contributions to Community Safety	DCGN	Adopted September 2006	Yes
14	Developer Contributions to Culture and Leisure	DCGN	Adopted September 2006	Yes
15	Developer Contributions to Public Realm and Infrastructure Improvements in Swindon's Central Area	DCGN	Adopted August 2006	Different Plan Period
16	The Provision of Public Art	SPG	Adopted August 2004	Yes
17	Community Forest	SPG	Adopted December 2004	Yes
18	Developer Contributions to Local Health	DCGN	Adopted September 2006	Yes

All the guidance above is free to download from the Council's website at [www.swindon.gov.uk](http://www.swindon.gov.uk)

Should you wish to obtain paper copies please contact sbcs106@swindon.gov.uk or by phone (01793) 466396/ 466397/ 466340 and printing costs can be provided.

Contribution costs relating to infrastructure items detailed in the above guidance have been superseded by this document. In the case of some infrastructure items, e.g, Culture & Leisure, Community Safety the projects that support the calculations have also been updated and were subject to public consultation in 2007-2008. The more detailed supporting text is still useful for context.

Open Space SPG includes Open Space Audit information, which remains relevant.

## Developer Contributions Matrix

## Appendix 20b

Contribution To	Threshold No. dwe	Info	Contribution	
			Residential Care Homes	Sheltered Accommodation
Affordable Housing	15		Not Applicable	
Open Space	25	Major Open Space	✗	✓
		Local Open Space	✗	✓
		Children's Play Area	✗	✗
		Playing Pitches	✗	✗
Children's Services	None		✗	✗
Adult Social Care Facilities	None		✓	✓
Community	None	CCTV	✗	✓
		Community Centres	✗	✓
Culture and Leisure	None	Libraries	✗	✓
		Leisure Centres	✗	✗
		Arts (Performing)	✗	✓
Central Area Public Realm	None		✗	✓
Percent for Art	10		✓	✓
Community Forest	None		✓	✓
Local Health	None		✓	✓
Waste			✓	✓
WFRS	None		✓	✓

## Useful Contacts

## Appendix 21

Guidance Note	Guidance Topic	Name	Position	Contact No	Email
Developer Contributions	General Enquiries	S106 Project Management Sarah Screen Tomasz Wysocki	Planning Obligations Project Manager Planning Obligations Monitoring Officer	01793466397 01793466396	<a href="mailto:sscreen@swindon.gov.uk">sscreen@swindon.gov.uk</a> <a href="mailto:twysocki@swindon.gov.uk">twysocki@swindon.gov.uk</a>
	S106 Negotiation	Richard Bell	Development Management Manager	01793 466328	<a href="mailto:rbell@swindon.gov.uk">rbell@swindon.gov.uk</a>
	Legal	Kehinde Awojobi	Head of Conveyancing, Environment & Contracts	01793 463060	<a href="mailto:kawojobi@swindon.gov.uk">kawojobi@swindon.gov.uk</a>
	Highways	Claire Cornelius	Transport Development Manager	01793 466405	<a href="mailto:ccornelius@swindon.gov.uk">ccornelius@swindon.gov.uk</a>
	Affordable Housing	Alan Wylde	Housing Enabling Manager	01793 464356	<a href="mailto:awylde@swindon.gov.uk">awylde@swindon.gov.uk</a>
	Open Space	Charlotte Riggs	Principle Landscape Architect	01793 466312	<a href="mailto:criggs@swindon.gov.uk">criggs@swindon.gov.uk</a>
	Education	Gareth Cheal Helen Haines	School Place Planning Manager Contract & Strategic Development Officer	01793 465802 01793 463269	<a href="mailto:gcheal@swindon.gov.uk">gcheal@swindon.gov.uk</a> <a href="mailto:hhaines@swindon.gov.uk">hhaines@swindon.gov.uk</a>
	Public Realm	Sarah Screen	S106 Project Manager	01793 466397	<a href="mailto:sscreen@swindon.gov.uk">sscreen@swindon.gov.uk</a>
	Public Art	Russell Weymouth	Principal Landscape Architect	01793 466307	<a href="mailto:rweymouth@swindon.gov.uk">rweymouth@swindon.gov.uk</a>
	Community Forest	Jonathan Willshaw	Community Forest Project Manager	01793 466322	<a href="mailto:jwilshaw@swindon.gov.uk">jwilshaw@swindon.gov.uk</a>
	Local Health	Jonathan Madge	Planner Strategic Policy	01793 466428	<a href="mailto:jmadge@swindon.gov.uk">jmadge@swindon.gov.uk</a>
Culture and Leisure	Leisure and Recreation	Steven Woodman	Leisure and Recreation Services Manager	01793 466101	<a href="mailto:swoodman@swindon.gov.uk">swoodman@swindon.gov.uk</a>
	Arts Services	Helen Miah	Head of Culture	01793 465353	<a href="mailto:hmiah@swindon.gov.uk">hmiah@swindon.gov.uk</a>
	Community Facilities	Ged Cassell	Head of Learning & Engagement	01793 466422	<a href="mailto:gcassell@swindon.gov.uk">gcassell@swindon.gov.uk</a>
	Library Services	Allyson Jordan	Head of Libraries	01793 466035	<a href="mailto:ajordan@swindon.gov.uk">ajordan@swindon.gov.uk</a>
Social Services	Adult Services	Angela Plummer	Assistant Joint Director Contracts, Commissioning & placements	01793 463598	<a href="mailto:aplummer@swindon.gov.uk">aplummer@swindon.gov.uk</a>
	Children's Services	Terry Scragg	Head of Children & Young People in Care	01793 465855	<a href="mailto:tscragg@swindon.gov.uk">tscragg@swindon.gov.uk</a>
Community Safety	CCTV	Richard Palusinski	Head of Community Safety	01793 466543	<a href="mailto:rpalusinski@swindon.gov.uk">rpalusinski@swindon.gov.uk</a>

N.B Your application Case Officer in Development Management should be your first point of contact for detailed discussions relating to developer contributions. They will then contact Service Areas where necessary to discuss contributions and legal agreements. The vast majority of enquiries will be dealt with in this way and Service Areas will rarely need to be contacted direct. **For all general enquiries** please contact **S106 Project Management** on **01793 466396 or 466397** or by email [atsbcs106@swindon.gov.uk](mailto:atsbcs106@swindon.gov.uk).

## Developer Contributions Ready Reckoner 2010

## Appendix 22

Contribution To	Threshold No. dwe	Info*	Per dwe.	Contribution (£)			
				1 Bed	2 Bed	3 Bed	4+ Bed
Affordable Housing	15		n/a	30% of all units			
Open Space	25	On Site	N/a	577	1105	1622	2233
		Off Site	N/a	519	996	1459	2017
Education Facilities	None	EY 0-2	n/a	n/a	126	252	252
		EY 2-4	n/a	n/a	360	840	840
		P	n/a	n/a	1662	3186	3186
		S	n/a	n/a	1461	2296	2296
		16-18	n/a	n/a	340	498	498
		SEN P	n/a	n/a	196	375	375
		SEN S	n/a	n/a	205	322	322
Social Services Facilities	None		940	469	758	1074	1342
Community Safety	None		409	246	330	467	584
Culture and Leisure	None		1205	724	972	1378	1722
Central Area Public Realm	None		2788	1263	1695	2401	3002
Percent for Art	10		793	476	640	906	1133
Community Forest	None		158	95	127	180	226
Local Health	None		199	120	161	227	284
Waste Management	None		110	67	90	127	158
Wiltshire Fire & Rescue Service	None			155	155	155	155
Highways Infrastructure	None	Will be required in addition to contributions outlined above					
<b>TOTAL</b> Maximum Potential Contribution*				<b>4192</b>	<b>10383</b>	<b>16346</b>	<b>18608</b>

\*Figure includes contribution for on-site open space provision (no contribution to off-site) and assumes all educational establishments and local health facilities (GP Practices) are at capacity

Key Information	
Early Years Age 0-2 years	EY 0-2
Early Years Age 2-4 years	EY 2-4
Primary School Provision	P
Secondary School Provision	S
Secondary (16-18)	16-18
Special Educational Needs Primary	SEN P
Special Educational Needs Secondary	SEN S

Infrastructure contributions for the commercial or retail elements of mixed use developments will be required in addition to contributions for any residential element.

The term 'new dwellings' also includes subdivisions.



