

Hallam Land Management

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Our ref:

Your ref:

Date: 27th Nov 2014

Planning Inspector

C/o Ian Kemp
Programme Officer Swindon CIL Examination

Dear Sir

NEV: Framework S106

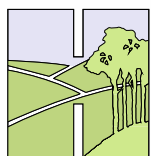
During the Community Infrastructure Levy (CIL) Examination I believe you asked the participants to comment on the Council's suggestion that there should be a 'Framework S106 Agreement', signed at the earliest opportunity by all Eastern Villages (EV) landowners and developers. We, being Hallam Land Management (HLM), Hannick Homes and Taylor Wimpey (TW), felt we should respond directly on the matter.

We have, and continue, to work with SBC to deliver the Eastern Villages including in particular Rowborough and South Marston village expansion. Our Planning Application for 2,380 dwellings and associated uses has been with the Council since October 2013; we anticipate making a Regulation 22 submission early in 2015 and would expect to get to a planning committee during the Spring.

In great part our scheme will deliver on site, the relevant appropriate community uses: Primary Schools; Community Hall(s); Public Open Spaces; recreation provision etc. In short, our scheme will in the main "consume its own smoke" on site, save for Secondary Education and off-site highways/public transport.

You heard from Tom Rocke Associates on our behalf at the CIL Examination that we consider a modest CIL payment for the EV could facilitate Secondary Education provision. We consider that that, coupled with funding contributions from specific development proposals within the EV towards specific transportation improvements, would be the appropriate approach to funding the same. In the alternative, specific development proposals will themselves deliver specific S278/highways improvement works. Both elements are therefore covered in this structure.

A Framework S106, as described by Swindon Borough Council, seems very unlikely to be signed by all of the EV owners and developers. Other than at Milton Keynes (where specific circumstances allowed a "Tariff" to be signed) HLM, TW and Hannick are not aware of any



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similar 'Framework' agreement being signed elsewhere in advance of the grant of a planning consent.

We consider that it is only 'land' for the Secondary Education that falls out-with the above structure (the funding either being secured via CIL or S106). In that regard, if land has not come forward within the EV by the time that our scheme requires Secondary Education expansion then our funding will need to be directed to the expansion of existing secondary schools, e.g. Dorcan School.

Hallam Land, Taylor Wimpey and Hannick Homes have a wealth of experience in delivering strategic development sites and are committed to delivering a comprehensive and community focused development in partnership with the Council. We hope that you will be able to endorse the workable approach described above which we believe will assist all in spurring the Eastern Villages forward.

Yours sincerely

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A handwritten signature in black ink, appearing to read "Nick Duckworth".

Nick Duckworth
Director