

## **Media Release**

### **SOUTH SWINDON SOUTH PARISH COUNCIL**

(CENTRAL SWINDON SOUTH PARISH COUNCIL)

#### **SOUTH SWINDON PARISH COUNCIL MISSES OUT ON SECTION 106 FUNDS**

Swindon Borough Council Planning Committee granted Planning Permission for 45 new dwellings at the old bus depot on Eastcott Road at their meeting on 4 August 2018.

The Parish Council had no objection to the plans other than the position of Block 2 to be the same building line as Block 1, that contamination issues with the land had been addressed and that Section 106 funds from the development be used for the local area and in particular highway safety for the adjacent school to reinstate the school crossing patrol.

The Officers report for the meeting dismissed the providing a school crossing patrol by stating 'the scale of the development of smaller units is unlikely to generate a significant number of school age children and in any event if there were school age children, those children would not have to cross any main road to attend King William Street School. Therefore, it would be unreasonable to secure a crossing point by the developer in this instance as it is not considered to directly mitigate an impact of the development proposed.'

The Officer also referred to Policy EN3 and the requirement to provide or contribute towards public open space in accordance with the guidance within the Swindon Local Plan 2026. The report concluded 'there is limited space within the site and in such instances the Council would require a contribution towards the provision of new or the upgrade of existing open spaces. Applying the Council's calculator, the financial contribution by the developer for play areas, open space, playing pitches and allotments amounted to a total of £77,473.85.

However, the Officer recommendation stated, 'to maximise the provision of affordable housing it is not considered reasonable in this instance to require additional money for open space'. That said, the applicant argued that the development would not be viable with 30% affordable housing and has been allowed to provide 11% (5 units).

The Parish Council is now responsible for all the offsite services and this money would have passed to them to help towards the financial cost of providing these facilities.

Cllr Patrick Herring, Vice-Chair of the Planning & Environment Committee at the Parish Council spoke very strongly at the Swindon Borough Council Planning Committee Meeting that developers should be expected to contribute towards off-site facilities. After the meeting he said 'If Swindon Borough Council is going to continually go against their own Policy and allow developers to get away with not contributing to off-site facilities then this is going to have a significant financial impact on Parish Councils.'

For more information, please contact

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