



Technical Fire Safety

Technical Bulletin No 027

Subject	106 Holding Letter (Planning)
Date	19/02/2010
Originator	J. Parsons
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Town and Country Planning Act sec 106 Holding Letters.

Wiltshire and Swindon are planned to have extensive development of housing and commercial building in the next 15 to 20 years.

In order for Wiltshire FRS to expand to deal with the increase in population and risks the Area Managers for Swindon and Wiltshire are currently developing protocols with the planning authorities for collecting levies on new developments. In order to identify these levies, new developments require a holding notice lodged with the planning authorities.

The Technical Fire safety Department has been instructed to play a key part in this important work.

Weekly planning lists are to be inspected on a regular basis. The following developments must have a section 106 holding letter sent to the relevant Planning Authority.

- A development of one or more single private dwelling(s)
- New flats or premises converted to flats
- Any new commercial building or development of commercial buildings
- Any change of use from residential to commercial use
- Any change of type of commercial use

Swindon Borough Council has already agreed to accept these letters and have a process for recording and eventual collection of the levy therefore replies or requests for such information are not anticipated.

Negotiation with Wiltshire Council is in its latter stages, but replies or requests for more detail may be received. In the case of this the Planning Officer should be informed that agreement is in the process of being negotiated and that their internal processes should inform them as such.

If further guidance is required as to the detail of a specific reply then this may be sort from AM Gaskarth or CM Masini.

End.