

**PLANNING APPLICATIONS –  
THE USE OF UNILATERAL UNDERTAKINGS  
AND ASSOCIATED COSTS  
UNDER SECTION 106  
TOWN & COUNTRY PLANNING ACT 1990  
WITH EFFECT FROM 1 DECEMBER 2007**

In October 2006 the Council adopted a Supplementary Planning Document requiring the developers of all new dwellings in the District to contribute to the provision of social infrastructure including open space, sport and recreation.

The Council wishes to enable developers to conveniently and effectively make the appropriate contributions so as to address their obligations to the Councils policy in a manner which is consistent and a prudent use of the Councils resources.

The Council has prepared a model unilateral undertaking which contains the provisions that are considered appropriate to satisfy the Council's requirements. From 1<sup>st</sup> December in appropriate cases at the Council's discretion, applicants or developers will be invited to complete and execute this unilateral undertaking to assist them to promptly satisfy the policy.

If the unilateral undertaking is to be accepted then applicants will need to provide:

- The executed unilateral undertaking
- Full and current title documentation
- The legal fee (currently £150)
- The compliance monitoring fee (which will be advised by your planning case officer)

If the completed Section 106 unilateral undertaking or agreement is not provided with this documentation within 6 weeks of receipt of the application then you need to be aware that your application is at risk of refusal for failure to comply with this policy.

With effect from 1<sup>st</sup> December in all cases where a Section 106 unilateral or agreement is required the Council will expect all applicants / developers to undertake to pay the associated compliance monitoring fee.