

Affordable Housing and Draft S106 Heads of Terms

Application: Full application for the residential development of 65 No. dwellings including associated works following demolition of the vacant former hospital.

S106 Parties: South West Yorkshire NHS Trust and Orion Homes

The following matters are for consideration in the determination of the submitted application under S106 or other Highway Act provisions.

Education: Contribution towards education capacity subject to existing capacity within the local area. Should a contribution be required, the contribution would be a series of phased payments.

Open Space: A contribution towards off site open space (as set out in the Council's pre-application letter) and is a matter to be discussed in more detail.

Maintenance of the retained woodland by management agreement and is a matter to be discussed in more detail.

Highways: Any contributions toward highways improvements will be limited to those necessary to make the development acceptable in planning terms.

Travel Plan: The introduction of a Travel Plan and any subsequent monitoring is a matter to be discussed in more detail.

Housing Policy: It is considered that Vacant Building Credit applies to this site (for the reasons set out in the supporting Planning Case Report). Policy H8 of the Local Plan sets the affordable housing targets for Barnsley. In the case of Worsbrough as part of Urban Barnsley, the affordable housing target is 10% of all new dwellings.



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Taking into account the existing floor area of the buildings on site and applying Vacant Building Credit, the resultant increase in floor area (proposed vs existing) when applying 10% affordable housing, results in 1 no affordable dwelling being proposed.