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Mr. K. Dunn
Barnsley Metropolitan Borough Council
Westgate Plaza
Town Hall
Barnsley
S70 2TA

15 November 2010

Dear Keiron,

Mixed Use Development – Part of the Former Houghton Main Colliery, Little Houghton (App Ref: 2009/0070)

Further to our meeting earlier this year, I have set out below an overview of the s106 obligations that we would expect to make as part of this scheme and a proposed condition to link the housing and employment development. Please note that these elements have been budgeted through the financial appraisal work undertaken for us by DTZ. We are content that they meet your policy requirements and allow the viable redevelopment of the site.

- **Affordable Housing** – In accordance with draft Policy CSP15 of the Core Strategy (Publication) provision will be made for **15% affordable housing** on site. This can include 6 single storey units for the elderly, which have been proposed following consultation with the Parish Council. The affordable housing provision will be provided on site and remain affordable in perpetuity. At this stage it is our preference to reserve judgment on the most appropriate split between social rented and intermediate housing. We are happy to agree the detailed wording in the s106 to accommodate these requirements. It is envisaged that this provision will be on site following our discussions with Lloyd Downer and his team.

- **Open Space Provision** – The indicative masterplan provides an allowance of approximately 16% open space on site, which exceeds the requirement of 15% in SPG20. We would be happy to discuss with you whether the open space is managed by the local authority or alternatively via a management company. It is also noted that there is a requirement for children's play facilities. Again we are happy to discuss with you the appropriateness of on site development within the existing 16% open space provision or alternatively a financial contribution towards the existing children's play facility adjacent to the site. We note the guidelines for financial contributions for equipped play areas in SPG20 relate to bedroom numbers. Given that we are at the outline stage only, bedroom numbers have not been fixed. We would anticipate, however, that the mix will be approximately 3 (1-bed), 6 (2-bed), 45 (3-bed), 13 (4-bed), and 4 (5-bed). Using the guideline figures in SPG20 this would equate to **approximately £30,519**.

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- **Linking Housing and Employment** – in response to your request, we agree in principle to a condition that links the employment and housing elements of the scheme together. We need to agree the detailed wording with you, but anticipate that the **agreement will preclude the sale of more than 50 dwellings until the employment development has been commenced.**

  The M3 Employment Market Report details the reasons why we have proposed the specific amount of employment land that is included in the application. This report states:

  > ***"The only demand for employment uses will be from smaller B2/B8 occupiers of say less than 2,325sq m (25,000 sq ft). The scale of the proposed scheme would assist with meeting the needs of local businesses."***

  We are confident of bringing forward this scheme and would bring forward the employment portion of the proposal with a joint venture partner in the same way we have done on other sites within our portfolio. This joint venture approach in the past has been to speculatively build units and rent to end users or pre-let units and build to end users specification. This approach has worked well on our site at Waverley AMP in Rotherham and has been our dedicated approach on other sites across the country.

  A supplementary note from M3 concluding our position on the employment market, including the effect of the ASOS contract on neighbouring land, is enclosed with this letter. This, in conjunction with the previous report, reinforces the view that we are proposing an optimum amount of employment development in this location, and that any additional employment provision on this site would not be deliverable.

- **Community Building** – Although we are confident that viable proposals for the site could include a community facility of some kind, in the current unpredictable property market the removal of this part of the proposal from the Little Houghton development will help to protect the scheme from any unforeseen changes in the market.

  We have identified this part of the proposal as it was not something that was identified by the local community or Parish Council in our extensive public consultation prior to submission of the application.

- **Highways** – We consider that a 40m ICD is sufficient for a roundabout access to this proposed development. This will need to be implemented by way of an **s278 agreement**. Following clarification of previous Road Safety Audits by Sanderson, it is envisaged that this issue will be remedied over the coming week.

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- **Viability** – In determining the viability of the scheme, it was noted that the original cost given by RPS for a 40m roundabout access was incorrect. This has been reassessed and a figure of £250,000 has been provided by White Young Green Highways Engineers. Subsequent to this, the viability modeling has been carried out by DTZ. This assessment has produced a **residual land value of £348,000** for the mixed use development. We are therefore confident of bringing forward this scheme for development.

We look forward to hearing from you, so that we can organise a meeting to agree the heads of terms for the s106. If you have any questions in the meantime, please do not hesitate to contact me.

Yours sincerely

Adam Murray
Planner