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UNITED KINGDOM

7 May 2025

Project/File:

James Hyde
Barnsley Metropolitan Borough Council
Sent via Email only

Dear James Hyde,

Reference: FORMAL DISCHARGE OF SCHEDULE 2 CLAUSE 1.1 OF SECTION 106 AGREEMENT – LAND TO THE SOUTH OF WEST STREET, WORSBROUGH BRIDGE, BARNSELY

On behalf of our client Hooper Homes, we have been instructed to submit this application to discharge planning obligations within the Section 106 Agreement for their site known as Land to the south of West Street, Worsbrough Bridge, Barnsley. Please find enclosed the abovementioned application. This letter together with the plans listed below constitutes the formal submission for the discharge of Schedule 2 Clause 1.1 in respect of the subject property known as Land to the south of West Street, Worsbrough Bridge, Barnsley.

This letter is supported by the following information:

- Site Layout Plan (reference: 1724-101S)
- House Type Materials Plan (reference: 1724-107O)
- House Type 847 (reference: 1724-109A)
- House Type 736 (reference: 1724-108A)

It is understood that the legal agreement to which this application relates was completed on the 16th January 2025. Schedule 2 Clause 1.1 of the Section 106 Agreement states:

The owner shall not commence construction of any Dwelling until the Council has approved in writing an Affordable Housing Scheme (and which scheme may be amended from time to time with the written agreement of the Owner and the Council).

The planning permission (2023/1104) for which this S106 relates, was approved on 17 January 2025, subject to compliance with plans listed in Condition 2. Condition 2 included Site Plan Layout & Sections (1724-101F), House Type Materials Plans (1724-107O) and House Types Plans (1724-108A and 1724-109A). These plans include details of the locations and types of affordable housing proposed.

The Section 106 signed in accordance with the permission defines the Affordable Housing Scheme as:

Reference: West Street Worsborough

Means a scheme submitted by the Owner to the Council in relation to the operation of the Affordable Housing and which specifies in relation to the Affordable Housing on the Site:

- (i) Confirmation of the number size and tenure of the Affordable Units*
 - (ii) The location and distribution of the Affordable Units within the Site; and*
 - (iii) Details of how the proposed design and construction of the Affordable Units will ensure that the Affordable Units are materially indistinguishable (in terms of outward design and appearance) from the Open Market Dwellings within the Development*
- (and which includes the size location and distribution of the Schedule 5 First Homes (if any)).*

The accompanying Site Layout Plan (reference: 1724-101S) is submitted to discharge Clause 1.1 above. Along with the following information required by the Clause. The proposal will deliver five affordable plots; of these three are proposed for rent units (plots 26, 40 and 41), with one first home (plot 27) and one shared ownership (plot 51). This provides the information required by Clause 1.1(i).

The location and distribution of the plots is shown on the site layout plan (1724-101S). The units are proposed to be dispersed around the site and fully integrated within the site layout such that they will support a mixed community and accord with the policy and the Affordable Housing SPD. The dwellings are distributed in small clusters to aid integration rather than congregated in a single area. This provides the information required by Clause 1.1(ii).

The proposed design and construction of the Affordable Units will ensure that they are indistinguishable from the Open Market Dwellings. The House Type plans (1724-108A and 1724-109A) submitted to allow the approval of the planning permission demonstrates the high quality of design proposed for both the Affordable Units and the Open Market Dwellings. The plans show that the style, quality of specification, finish and materials, and balance of soft and hard landscaping is such that the affordable plots would not be identifiable from the Open Market Dwellings within the streetscene upon completion.

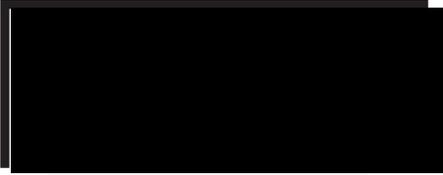
The House Types Material Plan (reference: 1724-107O) shows that the proposed materials for the 736 and the 847 House Types are the same for both the Affordable Units and the Open Market Dwellings. These plans have been submitted in support of this to allow the discharge of Clause 1.1(iii).

We trust that this information is sufficient to allow the approval of the Affordable Housing Scheme as required by Schedule 2 Clause 1.1 of the Section 106 agreement for the site known as land to the south of West Street, Worsbrough Bridge, Barnsley. Should you require any further information, please do not hesitate to contact us. In any event, we would be grateful if you would contact us prior to preparing your recommendation for determination.

Reference: West Street Worsborough

Yours sincerely,

Stantec UK Limited



Kat Crisp
Planning Associate



Attachment: Attachment